

MLS Building Audit Program - Details

Property Address : 2801 JANE ST

Legal Description: PLAN M988 PT BLK K RP R3238 PART 1

Roll No. : 1908011410003000000

Building : 2801 JANE ST

Report Date : January 18, 2019

Building Audit Date : August 25, 2016

** Please Note **

The information contained within this report represents the level of investigation activity for the referenced building as conducted through the Building Audit Program, up to January 18, 2019

Part I - Building Audit Activity Summary :

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	% Complied
1	Property Standards	16 215751 PRS 00 IV		Closed	2-Sep-16	01-DEC-16	100.00%
2	Property Standards	16 226087 PRS 00 IV		Closed	21-Sep-16	20-DEC-16	100.00%
3	Property Standards	16 215845 PRS 00 IV		Closed	27-Jun-17	01-MAR-17	100.00%

Note : N/A* - Not Applicable. For these notices the expectation for compliance is conveyed as immediate/forthwith upon issuance.

N/A** - Not Applicable. For these Notices/Orders partial compliance is not valid.

Part II - Building Audit Details for Property Standards Orders :

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	16 215751 PRS 00 IV		Closed	2-Sep-16	01-DEC-16	

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not being maintained free from defects and/or hazards. Namely, some balconies have a satellite dish attached incorrectly. Must have them removed and installed to meet compliance.	Balconies on Both sides	Closed
2	Chimney, smoke stack or supporting member is not maintained in good repair and/or free from defects. Namely the brick in chipping and falling off. Must be repaired completely.	Chimney	Closed
3	The exterior surface of the building shall be maintained free of markings. Namely, the walls near front entrance are heavily drawn on and need to be cleaned.	Wall near front entrance	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	16 226087 PRS 00 IV		Closed	21-Sep-16	20-DEC-16	21-Dec-16

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage pedestrian exit door does not have a reliable self-closing mechanism. Namely, the exit door near parking space 124 does not close on its own.	Near space 124	Closed
2	The electrical fixtures are not maintained in good working order. Namely, light ballasts that are off must be repaired and maintained operational.	Parking Garage	Closed
3	The safe-exit door, the frame of a safe-exit door and the wall adjacent to the safe-exit door to a distance of one (1) metre on both sides of the frame, and to a height of three (3) metres above the floor or to the soffit above the bulkhead over the door is not the required coloured green. Namely, garage exit door require the proper shade of green as well as the required coverage.	Parking Garage Exit doors.	Closed
4	The electrical fixtures are not maintained in a safe and complete condition. Namely, many light fixtures require protective covers in the underground parking garage.	Throughout Parking Garage	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	16 215845 PRS 00 IV		Closed	27-Jun-17	01-MAR-17	

No. of defects contained within the Order : **26**

No. of defects that remain outstanding : **0**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely, ceiling on the 14th Floor near the windows.	14th Floor	Closed
2	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely, writing on the ceiling in the stairwell on 15th floor.	15th floor stairwell	Closed
3	The electrical connections are not maintained in a safe and complete condition. Namely, the exit sign on 18th floor is not wired correctly. It must be repaired correctly for ESA approval.	18th Floor	Closed
4	Entrance/exit door is not equipped with a self-closing and self-locking mechanisms. Namely 1st floor exit door must be repaired to shut and lock on its own.	1st Floor	Closed
5	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely, the door frame is damaged on apartment 1509. It should be repaired to match all the others or replaced.	Apartment 1509	Closed
6	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely, light fixture upon entering stairwell to elevator room.	Bottom of stairs to elevator room	Closed
7	The electrical connections are not maintained in a safe and complete condition. Namely, exposed wires from electrical box above laundry tub.	Building super storage room	Closed
8	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely, ceilings where air is being vented on each floor has become black and is falling apart. Area needs to be repaired and maintained regularly.	Ceiling near air vents on each floor	Closed
9	Lighting in a service room is provided at less than 200 lux. Namely, the compactor room does not have sufficient lighting.	Compactor room	Closed
10	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Namely, old fuses in 12th floor electrical closet must be removed.	Electrical closet	Closed
11	The lighting fixture is not maintained in a clean condition. Namely, light fixtures in front entrance corridor.	Front entrance corridor	Closed
12	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely, the garbage chute doors don't close all close on their own. Repair where required.	Garbage Chute Rooms	Closed
13	Interior lighting fixtures or lamps are not maintained. Namely, garbage chute rooms need light bulbs changed where required. More rooms had bulbs were out than operational.	Garbage Chute rooms	Closed
14	The gas vent is not maintained in good repair. Namely, air vents in the hallways of almost every floor need to be vacuumed and cleaned.	Hallway Vents	Closed
15	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level. Namely, the light levels in both the hallways and the stairwells did not meet the average required. Light levels must be increased throughout common areas.	Hallways and Stairwells	Closed
16	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely, missing and chipping wall tiles in the laundry room must be replaced.	Laundry Room	Closed
17	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely, vent with chipping paint in laundry room needs to be repaired.	Laundry Room	Closed
18	Laundry room is not maintained in a clean and sanitary condition. Namely, dust and debris needs to be removed from behind all the machines.	Laundry Room	Closed
19	The electrical receptacle are not maintained in a safe and complete condition. Namely, electrical outlet in laundry room needs to be replaced with an actual box and cover plate.	Laundry room	Closed
20	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely, the walls on almost every floor have signs of past work and neglect. This includes markings, bubbling paint, miss matched paint and plaster repairs. The finishes must stay consistently one colour and cannot show signs of patchy repair work or miss matched paint. The walls throughout most hallways need be repaired and painted.	Most Hallways	Closed
21	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely, water damage near roof hatch. Needs to be repaired and must match original finish.	Roof Hatch	Closed

22	Floor and/or floor covering not kept in a clean and sanitary condition. Namely, the landings in both stairwells need to be cleaned and maintained.	Stairwell landings	Closed
23	Exterior window missing. Namely, the missing window in the stairwell leading to the elevator room.	Stairwell to elevator room	Closed
24	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely, most suite doors in the building need to be repainted. Most are showing signs of disrepair.	Suite doors	Closed
25	The electrical connections are not maintained in a safe and complete condition. Namely, electrical connections on light ballast in superintendent storage room must be concealed or removed.	Superintendent storage room	Closed
26	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely, any light fixture throughout common areas as well as mechanical/storage rooms which have missing fixture covers must have them added to each fixture in each area.	Throughout building	Closed

Part III - Apartment Unit Activity Summary for Property Standards Orders :2801 JANE ST

Active apartment unit related investigation matters (Property Standards only) :	2
Number of investigation-related Orders issued to Property owner :	2
Number of investigation-related Orders issued to tenants :	0

*** Note: The number of unit related orders relate to all buildings on the above property.**