

MLS Building Audit Program - Details

Property Address : 275 SHUTER ST

Legal Description: PLAN 812E BLK W X & Y PT LOT 3 TO 6

Roll No. : 1904072080003000000

Building : **285 SHUTER ST**

Report Date : January 18, 2019

Building Audit Date : May 01, 2012

**** 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	12 167204 PRS 00 IV		Closed	10-May-12	07-SEP-12	100.00%
2	Property Standards	12 168713 PRS 00 IV	GUARDS AND HAND RAILS	Closed	10-May-12	17-OCT-12	100.00%
4	Property Standards	12 169414 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	5-Jun-12	03-OCT-12	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
2	Property Standards	12 168713 PRS 00 IV	GUARDS AND HAND RAILS	Closed	10-May-12	17-OCT-12	8-Jun-16

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely missing concrete on stairs.	Throughout Building	Closed
2	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.	Throughout Building	Closed
3	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	Throughout Building	Closed
4	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Throughout Building	Closed
5	A window in a stairway/ and or corridor that extends to less than 1,070 millimetres above the landing is protected by a guard that is less than 1,070 millimetres high measured to the top of the guard from the surface of the landing.	Throughout Building	Closed
6	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing. Namely radiators can be used as step must be eliminated to be used as such.	Throughout Building	Closed
7	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in a clean and/or sanitary condition.	Throughout Building	Closed
8	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in a clean and/or sanitary condition.	Throughout Building	Closed
9	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Throughout Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	12 167204 PRS 00 IV		Closed	10-May-12	07-SEP-12	31-May-18

No. of defects contained within the Order : **22**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Garbage storage area is not maintained in a clean and odour free condition.	Compactor Room	Closed
2	Wall(s) not maintained clean.	Compactor Room	Closed
3	Lighting in a service room is provided at less than 200 lux.	Compactor Room	Closed
4	Ceiling not maintained clean.	Compactor Room	Closed
5	The exterior surface has not been restored and/or resurfacedn where necessary, namely : Canopy needs painting	Entranceway	Closed
6	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	Exterior	Closed
7	Exterior walkway not maintained.	Exterior	Closed
8	Walks and/or similar areas does not afford safe passage. Namely; Uneven surface	Exterior	Closed
9	The fence or other enclosure around or on the property is not being maintained in good repair, namely : Peeling/deteriorated paint	Exterior	Closed
10	The exterior walls and their components are not being maintained in good repair, namely : Missing/deteriorated bricks in rear yard walls for units	Exterior	Closed
11	Immediate action has not been taken to eliminate an unsafe condition. Where window air-conditioner's installation prevents a safety device from being installed a report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that acceptable to ensure that the installation of the air-conditioner is done safe and securely; that there are no openings greater than one hundred (100) millimetres adjacent to the air conditioning unit and that the electrical supply and distribution in the suite is capable of safely operating the air conditioning unit. Also it must address any remedial action that must be taken in order to maintain its safe manner.	Exterior Of Building	Closed
12	A window(s) which is capable of being opened, and is located in excess of two (2) metres from the finished grade, is not equipped with safety devices which would prevent any opening greater than one hundred (100) millimeters. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that acceptable safety devices have been installed on all subject windows in an acceptable manner, and that the subject windows are not capable of being opened in excess of one hundred (100) millimeters.	Exterior Of Building	Closed
13	Dwelling unit window that is capable of being opened has screen that is not maintained in good repair and free from defects or missing components.	Exterior Of Building	Closed
14	Exterior window(s) with broken/cracked glass.	Exterior Of Building	Closed
15	The balcony and/or the supporting structural member(s) is not maintained in a clean and/or sanitary condition, namely : Excessive storage and over hanging bicycles	Exterior Of Building	Closed
16	The balcony and/or the supporting structural member(s) is not maintained in a safe condition, namely : Pigeon screens/enclosures	Exterior Of Building	Closed
17	The opening in an exterior wall is not protected by suitable materials to prevent the entry of rodents, vermin and/or insects, namely : Missing vent cover	Exterior Of Building	Closed
18	Immediate action has not been taken to eliminate an unsafe condition..Namely; the structural integrity of the attachment of all satellite dishes affixed to the building, or the building components. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that Satellite Dishes have been installed safely in an acceptable manner, the report must address any remedial action that must be taken in order to maintain the structural integrity of the attachment and that attachment of all satellite dishes affixed to the building are done in a safe and secure manner.	Exterior Of Building	Closed
19	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior Of Building	Closed
20	The property has not been repaired in accordance with the standards, namely : Bent rails	North Side of Building	Closed
21	Parking space(s) and/or similar areas does not afford safe passage. Namely; Deteriorated parking markers/yellow lines	Parking Area	Closed

22	The exterior walls and their components are not being maintained in good repair, namely : Deteriorated concrete	Rear	Closed
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No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	12 169414 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	5-Jun-12	03-OCT-12	8-Jun-16

No. of defects contained within the Order : **31**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The plumbing system is not kept in good working order. Namely deteriorated insulation on pipes	Basement	Closed
2	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.	Basement	Closed
3	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely missing draincover	Basement	Substantially Co
4	Previously finished surface in the public area of the property is not maintained in good repair. Namely peeling paint.	Basement	Closed
5	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely missing draincover.	Boiler Room	Substantially Co
6	The electrical connections are not maintained in a safe and complete condition. Namely loose wiring.	Boiler Room	Closed
7	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
8	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
9	The electrical connections are not maintained in a safe and complete condition. Namely loose wiring and missing cover plates.	Room	Closed
10	The electrical connections are not maintained in a safe and complete condition. Namely missisng cover plates and loose wiring.	Room	Closed
11	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely missing draincovers.	Room	Closed
12	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely missing draincover.	Room	Closed
13	The electrical connections are not maintained in a safe and complete condition. Namely remove wiring from ground.	Room	Closed
14	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.	Room	Closed
15	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.	Room	Closed
16	The electrical receptacle are not maintained in good working order. Namely missing coverplates.	Room	Closed
17	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.	Room	Closed
18	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely missing and damaged ceiling tiles.	Room	Closed
19	Interior lighting fixtures or lamps are not maintained. Namely missing and damaged lenscovers.	Throughout Building	Closed
20	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely dwelling unit door mats.	Throughout Building	Substantially Co
21	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Closed
22	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely paint all service room doors.	Throughout Building	Closed
23	Garbage chute system originally installed in the multiple-dwelling is not maintained operative.	Throughout Building	Closed
24	Garbage chute is not maintained in a clean and odour free condition.	Throughout Building	Substantially Co
25	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely doors stuck or not self- latching.	Throughout Building	Substantially Co
26	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed

27	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
28	The lighting fixture is not maintained in a clean condition. Namely inspects in light fixtures.	Throughout Building	Closed
29	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely dwelling unit doors missing paint and very dirty. Where required.	Throughout Building	Substantially Co
30	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.	Work Shop	Closed
31	The electrical connections are not maintained in a safe and complete condition. Namely loose wiring.	Work Shop	Closed

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

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

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