

MLS Building Audit Program - Details

Property Address : 291 GEORGE ST

Legal Description: PLAN 150 LOTS 6 & 7 PT LOTS 5, 34, 35 RP 63R3287 PART 1

Roll No. : 1904066360005500000

Building : **291 GEORGE ST**

Report Date : **January 18, 2019**

Building Audit Date : **February 15, 2013**

**** 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	13 120743 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	22-Feb-13	21-AUG-13	100.00%
2	Property Standards	13 120745 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	22-Feb-13	21-AUG-13	100.00%
3	Property Standards	13 120759 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	22-Feb-13	20-OCT-14	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	13 120745 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	22-Feb-13	21-AUG-13	30-Sep-13

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
2	The ceilings in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
3	The parking or storage garage ceiling are not painted white.	Underground Parking Area	Closed
4	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
5	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
6	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Closed
7	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires	Underground Parking Area	Closed
8	The electrical connections are not maintained in a safe and complete condition. Namely; missing cover plates.	Underground Parking Area	Closed
9	The floor drain is not maintained in good repair. Namely; damaged drain cover.	Underground Parking Area	Closed
10	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
11	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
12	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
13	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
14	Lighting in a service room is provided at less than 200 lux.	Underground Parking Area	Closed
15	Underground parking or storage of vehicles is not maintained so as parking space marking are to be clearly visible.	Underground Parking Area	Closed
16	Interior lighting fixtures or lamps are not maintained.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	13 120743 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	22-Feb-13	21-AUG-13	30-Sep-14

No. of defects contained within the Order : **28**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Immediate action has not been taken to eliminate an unsafe condition. Namely; remove broken glass from property.	Exterior	Closed
2	Guard with a minimum height of 1,070 millimetres has not been provided at a raised floor where the difference in level is more than 600 millimetres.	Exterior	Closed
3	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	Exterior	Closed
4	Exterior areas including: steps, landings, walks, driveways, parking spaces, ramps have not been cleared of snow and ice within twenty four (24) hours of a snow fall.	Exterior	Closed
5	The retaining wall is not being maintained in good repair.	Exterior	Closed
6	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Exterior	Closed
7	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior	Closed
8	Exterior garbage containment area not screened.	Exterior	Closed
9	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	Exterior	Closed
10	The property has not been repaired in accordance with the standards. Namely; Damaged bench	Exterior	Closed
11	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Exterior	Closed
12	The (stairs, treads, risers, landings) and/or are not maintained in good repair. Namely; Damaged water proofing.	Exterior	Closed
13	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	Exterior	Closed
14	Height of the guard for exit ramps and landings is less than 1,070 millimetres measured vertically to the top of the guard from the ramp surface where the difference in elevation between the adjacent ground or floor level and the ramp is more than 600 millimetres.	Exterior Of Building	Closed
15	The surface of a window is not kept reasonably clean	Exterior Of Building	Substantially Co
16	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
17	Dwelling unit window that is capable of being opened has no screen.	Exterior Of Building	Closed
18	Exterior window(s) with broken/cracked glass.	Exterior Of Building	Closed
19	The exterior walls and their components are not being maintained in good repair.	Exterior Of Building	Closed
20	Exterior landing not maintained.	Exterior Of Building	Closed
21	Exterior steps, not maintained.	Exterior Of Building	Closed
22	Immediate action has not been taken to eliminate an unsafe condition. Namely; objects hanging out of windows throughout	Exterior Of Building	Substantially Co
23	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition.	Exterior Of Building	Closed
24	Exterior door is not maintained in good repair. Namely; Damaged door frames	Exterior Of Building	Closed
25	Intermediate handrails not provided between landings or greater than 1650mm apart	Exterior Of Building	Closed
26	Exterior surfaced with a material impervious to water is not maintained in good repair, free from cracks, holes and ruts.	Front West	Closed

27	Immediate action has not been taken to eliminate an unsafe condition. Where window air-conditioners 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 the installation of the air-conditioner has been 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.	Throughout Building	Substantially Co
28	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.	Throughout Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	13 120759 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	22-Feb-13	20-OCT-14	22-Oct-14

No. of defects contained within the Order : **41**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The ventilation system or unit is not regularly cleaned, namely exhaust vents.	1st Floor	Closed
2	The electrical receptacle are not maintained in good working order, namely damaged duplex receptacle.	2nd Floor	Closed
3	The property has not been repaired in accordance with the standards, namely missing suite number on door.	2nd Floor	Closed
4	Interior lighting fixtures or lamps are not maintained, namely unsecured light fixture cage.	4th Floor	Closed
5	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, to include deteriorated finish.	4th Floor	Closed
6	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	4th Floor	Substantially Co
7	The property has not been repaired in accordance with the standards, namely missing and/or damaged mirror.	5th Floor	Closed
8	The floor drain is not maintained in good repair, namely missing drain cover.	5th Floor	Closed
9	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely damaged door.	Compactor Room	Substantially Co
10	The electrical connections are not maintained in good repair, namely loose and unsecured wires.	Electrical Room	Substantially Co
11	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely missing access panel.	Electrical Room	Closed
12	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Front	Closed
13	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements, namely graffiti.	North West	Closed
14	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Office	Closed
15	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, to include deteriorated finish.	Recreation Room	Closed
16	The roof or one of its component is not free from leaks.	Roof Of Building	Closed
17	The heating system or unit is not in good repair, namely damaged heating unit.	South	Closed
18	Exterior door has defective hardware, namely defective self closing and latching mechanisms.	South	Closed
19	Interior lighting fixtures or lamps are not maintained operative, namely non-functioning light fixtures.	Throughout Building	Substantially Co
20	Interior lighting fixtures or lamps are not maintained, namely unsecured and/or damaged light fixtures, to include exit signage.	Throughout Building	Closed
21	Interior lighting fixtures or lamps are not maintained, namely missing and/or damaged fixture covers.	Throughout Building	Closed
22	The lighting fixture lens covers are not maintained in a clean condition.	Throughout Building	Closed
23	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Substantially Co
24	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely defective and/or damaged self closing and latching devices.	Throughout Building	Closed
25	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely deteriorated and/or damaged doors.	Throughout Building	Closed
26	The electrical fixtures are not maintained in good repair, namely missing covers at switches, boxes and receptacles.	Throughout Building	Closed
27	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Throughout Building	Substantially Co

28	The floor and every appurtenance, surface cover and finish is not maintained, namely missing and/or damaged linoleum tiles.	Throughout Building	Substantially Co
29	The floor and every appurtenance, surface cover and finish is not maintained, namely deteriorated thresholds.	Throughout Building	Closed
30	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely defective self closing devices at chute doors, and missing fire dampers.	Throughout Building	Substantially Co
31	Garbage chute is not maintained in a clean and odour free condition.	Throughout Building	Substantially Co
32	Wall(s) and floors are not maintained clean.	Throughout Building	Closed
33	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
34	Wall(s) and ceiling(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
35	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely missing and/or damaged base boards.	Throughout Building	Substantially Co
36	Ceiling not maintained clean, namely stained ceiling tiles.	Throughout Building	Closed
37	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Throughout Building	Substantially Co
38	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely floor mats.	Throughout Building	Substantially Co
39	The property is not being kept free of rodents, vermin, insects or other pests, namely infestation of cockroaches.	Throughout Building	Closed
40	The electrical connections are not maintained in good repair, namely loose and unsecured wires.	Work Shop	Substantially Co
41	The property is not maintained and/or kept clean in accordance with the standards, namely undue storage.	Work Shop	Substantially Co

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.**