

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 : **295 SHUTER ST**

Report Date : January 18, 2019

Building Audit Date : June 19, 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 196597 PRS 00 IV		Closed	6-Jul-12	27-DEC-12	100.00%
2	Property Standards	12 199159 PRS 00 IV		Closed	6-Jul-12	27-DEC-12	100.00%
3	Property Standards	12 206465 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS HAND RAIL & GUARDS	Closed	6-Jul-12	06-NOV-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
3	Property Standards	12 206465 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS HAND RAIL & GUARDS	Closed	6-Jul-12	06-NOV-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	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Stairway	Closed
2	Handrails on one side of stair or ramp less than 1,100mm in width not provided	Stairway	Closed
3	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Stairway	Closed
4	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.	Stairway	Closed
5	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.	Stairway	Closed
6	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed
7	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Stairway	Closed
8	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, namely : Windows	Throughout Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	12 199159 PRS 00 IV		Closed	6-Jul-12	27-DEC-12	31-May-18

No. of defects contained within the Order : **30**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection, namely missing fixture cover.	Exterior	Closed
2	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection, namely damaged fixture cover.	Exterior	Closed
3	The tree, plant, limb or branch, which is located on the property is dead and has not been removed or otherwise pruned to remove the dead portion, namely dead trees, and trimming/dead wooding of trees.	Exterior	Closed
4	The retaining wall is not being maintained in good repair, namely cracked concrete.	Exterior	Closed
5	Driveway(s) and/or similar areas not maintained, to include cracking and potholes.	Exterior	Closed
6	The grass height exceeds twenty (20) centimetres, to include weeds.	Exterior	Closed
7	The yard does not have suitable ground cover to prevent recurrent ponding of water.	Exterior	Closed
8	Exterior yard surface and/or similar areas not maintained, namely trip hazard, due to exposed metal pole.	Exterior	Closed
9	Exterior garbage containment area not screened.	Exterior	Closed
10	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair, namely damaged wrought iron fencing.	Exterior	Closed
11	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair, namely spalling brick.	Exterior	Closed
12	The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris, to include undue storage.	Exterior	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	Closed
14	Exterior window(s) with broken/cracked glass.	Exterior	Closed
15	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively, namely missing door bell.	Exterior	Closed
16	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively, namely missing door bell.	Exterior	Closed
17	The property has not been repaired in accordance with the standards, namely missing suite number at door.	Exterior	Closed
18	The protective/decorative finish on the exterior surfaces is not being maintained in good repair, throughout wrought iron fencing and guards.	Exterior	Closed
19	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior	Closed
20	Exterior walkway not maintained, namely cracking and deteriorated asphalt.	Exterior	Closed
21	Storm or screen door not maintained in good repair, namely damaged screen.	Exterior	Closed
22	Storm or screen door not maintained in good repair, namely damaged screen.	Exterior	Closed
23	Storm or screen door not maintained in good repair, namely damaged screen	Exterior Of Building	Closed
24	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition. Submit to this department a professional engineer's report under seal from a professional engineer licensed to practice in the Province of Ontario or other certified person with respect to the referenced issue. Namely, the report shall address and include a condition survey on the structural integrity of the attachment of all satellite dishes affixed to the building, or the building components. The report must address any remedial action that must be taken in order to maintain the structural integrity of the attachment.	Throughout Building	Closed

25	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres. 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
26	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.	Throughout Building	Closed
27	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 undue storage on balconies.	Throughout Building	Closed
28	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 the presence of pigeon screens and structures that have been constructed and attached in an unacceptable manner.	Throughout Building	Closed
29	The protective/decorative finish on the exterior surfaces is not being maintained in good repair, to include at underside of balconies and front canopy.	Throughout Building	Closed
30	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres. Where a 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 safely 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.		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 196597 PRS 00 IV		Closed	6-Jul-12	27-DEC-12	4-Apr-17

No. of defects contained within the Order : **40**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Floor and/or floor covering not kept free from rubbish and debris. Namely: 1st Floor. Move in room. Clean and clear all debris and discarded materials from the floor.	1st Floor	Closed
2	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Main floor Office. Secure cable wire on the floor. Trip hazard.	1st Floor	Closed
3	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: 4th floor. Janitors Room. Clean and clear all debris and discarded materials as required.	4th Floor	Closed
4	Interior lighting fixtures or lamps are not maintained. Namely: 5th floor. Hallway lights are out near unit 507.	5th Floor	Closed
5	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: 7th Floor. Remove bicycle stored in hallway near unit 721.	7th Floor	Closed
6	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: 13th floor. Wall finish near garbage room is in disrepair. Repairs are required.	13th Floor	Substantially Co
7	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: 14th Floor. Clean floor in hallway.	14th Floor	Closed
8	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: 15th floor. Unit 1519. Unsuitable marks and stains on door finish. Repairs required.	15th Floor	Closed
9	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: 16th floor. Janitors room. Plaster repair required on the ceiling.	16th Floor	Closed
10	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: B1. All Storage Rooms. Clean and clear debris and discarded materials from the floor that are not in use. Remove boxes from floor. Provide shelving where required.	Basement	Closed
11	Lighting in a storage room is provided at less than 50 lux. Namely. Basement. All Storage rooms. Upgrade lighting to 50Lux.	Basement	Closed
12	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: All Locker rooms. Clean and clear debris or discarded materials from the floor.	Basement	Closed
13	The plumbing system is not kept free from leaks or defects. Namely: B2 Level. Storage Room. Leaking pipe requires immediate repairs. Clean and clear floor of debris.	Basement	Closed
14	The toilet facilities and/or toilet room is not kept clean and neat. Namely: B1 Level. Clean or clear wash room fixtures in basement wash room.	Basement	Closed
15	Lighting in a service room is provided at less than 200 lux. Namely: B1. Boiler Room #2 and Electrical Room. Upgrade lighting to 200Lux. Replace burnt out light bulbs. Remove open electrical wires. Remove plywood from electrical room.	Basement	Closed
16	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Basement level B2. Hallway. Deteriorated paint finish on the ceiling. Paint peeling. Repair as required.	Basement	Closed
17	The electrical receptacle are not maintained in a safe and complete condition. Namely: Basement level B2. Remove or secure open ended electrical wire/cable in the hallway.	Basement	Closed
18	The floor drain is not maintained in good repair. Namely: Boiler room. Secure floor drain cover on floor, near entrance to boiler room.	Boiler Room	Closed
19	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Boiler Room near front door. Evidence of water on floor. Possible water leaking from pipe. Deteriorated and damaged wall section. Repairs required.	Boiler Room	Closed
20	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Compactor Room. Deteriorated paint finish and peeling paint on walls and ceiling. Repair holes in wall or provide access door panels.	Compactor Room	Closed
21	Auxiliary heaters are used as a permanent source of heat. Namely: PH Level. Replace radiator cover in the hallway.	Hall	Closed
22	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Hallway. All floor mats in front of apartment doors should be removed. Trip Hazard.	Hall	Substantially Co

23	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Laundry Room. Janitors Closet. Clean and clear floor of debris. Replace missing baseboards on wall.	Laundry Room	Closed
24	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Laundry Room. Missing ceiling tile. Clear cobwebs. Repair damaged wall finish.	Laundry Room	Closed
25	Elevator(s) is not certified in good working order. Namely: One elevator is not in good working condition. Repairs are required.	Lobby	Closed
26	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
27	Emergency contact sign does not indicate current name, address and telephone number of the person responsible for the property and the name and telephone number of the authorized person to contact in case of an emergency on a 24 hour basis.	Lobby	Closed
28	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
29	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: Stairways. Missing lens cover on light fixtures in the stairways.	Stairway	Substantially Co
30	The protective material for the lighting fixture is not maintained in a clean condition. Namely: Throughout building. Hallway light fixtures. Lens covers attracting bugs or flies should be cleaned.	Throughout Building	Substantially Co
31	Adequate ventilation has not been provided. Namely: Throughout building. Inadequate ventilation/fresh air is being supplied to the hallways. Repairs are required.	Throughout Building	Closed
32	The ventilation system or unit is not regularly cleaned. Namely: Garbage chute rooms. All exhaust vents need to be cleaned. Also on the 9th floor replace exhaust vent cover.	Throughout Building	Substantially Co
33	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Throughout building. All hallway electrical and cable rooms doors that are damaged, are required to be repaired.	Throughout Building	Substantially Co
34	Floor and/or floor covering not kept in a clean and sanitary condition. Throughout building. All Garbage chute rooms. Floors to be power washed and refinished to create a more cleaner appearance.	Throughout Building	Closed
35	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: All service rooms including Exhaust fan room no. 2 and all janitors rooms used or not used, floors and fixtures should be cleaned throughout building.	Throughout Building	Closed
36	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Throughout building, replace all missing baseboards in the hallways.	Throughout Building	Substantially Co
37	The electrical fixtures are not maintained in a safe and complete condition. Namely: Elevator Room. Electrical cover plate is missing on wall. In Expansion Tank Room, replace light bulb.		Closed
38	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely: PH level. Exhaust fan room no.1. Replace missing drain cover. Clean and clear all debris and discarded materials from the floor.		Closed
39	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Elevator room. Clean and clear all debris and discarded materials from the floor.		Closed
40	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Lunch Room. Clean and clear all debris and discarded materials. Organize and tidy the rooms.		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.**