

MLS Building Audit Program - Details

Property Address : 32 CLAYLAND DR

Legal Description: PLAN M874 BLKS E F & G RP R803 PARTS 13 14 & 15

Roll No. : 1908123120001000000

Building : **32 CLAYLAND DR**

Report Date : January 11, 2019

Building Audit Date : March 08, 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 11, 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 134307 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	20-Mar-12	18-JUL-12	100.00%
2	Property Standards	12 134308 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	20-Mar-12	13-JUN-13	100.00%
3	Property Standards	12 136415 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	20-Mar-12	18-JUN-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 134308 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	20-Mar-12	13-JUN-13	30-Jun-15

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
2	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Closed
3	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
4	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
5	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Closed
6	Large safe-exit arrows are not displayed on safe-exit doors 1.5 metres above the floor, measured from the center of the arrow to the floor, with the arrow pointing down.	Underground Parking Area	Closed
7	The parking or storage garage does not have a designated safe-exit route.	Underground Parking Area	Closed
8	Small safe-exit arrows are not prominently displayed on columns or walls 1.5 metres above the floor, measured from the center of the arrow to the floor; at least every ten (10) metres along the safe-exit route; at all safe-exit route decision points along the safe-exit route; and wherever a safe-exit route crosses a traffic aisle.	Underground Parking Area	Closed
9	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
10	Alert signs are not prominently displayed on columns or walls 2.1 metres above the floor, measured from the top of the sign to the floor, so that there is 1 alert sign for every 25 parking stalls in the parking or storage garage, with the alert signs being evenly distributed in the parking or storage garage, but located no more than 30 metres apart.	Underground Parking Area	Closed
11	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.	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	12 134307 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	20-Mar-12	18-JUL-12	24-Mar-15

No. of defects contained within the Order : **14**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely : Rusted	Exterior	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.	Exterior	Closed
3	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.	Exterior	Closed
4	The property has not been repaired in accordance with the standards, namely : Louvers rusted	Exterior	Closed
5	The exterior walls and their components are not being maintained in good repair.	Exterior	Closed
6	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Exterior	Closed
7	Exterior garbage containment area not screened.	Exterior	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.	Exterior	Closed
9	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
10	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
11	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained so as parking space marking are to be clearly visible.	Parking Area	Closed
12	The exterior walls and their components are not being maintained in good repair, namely : Damaged concrete	Ramp	Closed
13	The electrical connections are not maintained in a safe and complete condition, namely : Damaged fixture	Ramp	Closed
14	The electrical connections are not maintained in a safe and complete condition, namely : Missing cover plate	Stairway	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	12 136415 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	20-Mar-12	18-JUN-12	31-Oct-13

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely cracked trazzo floor.	2nd Floor	Closed
2	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Boiler Room	Closed
3	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely repair self closer.	Boiler Room	Closed
4	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Boiler Room	Closed
5	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.	Boiler Room	Closed
6	The electrical connections are not maintained in a safe and complete condition. Namely cover plates and loose wiring.	Boiler Room	Closed
7	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Boiler Room	Closed
8	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.	Compactor Room	Closed
9	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Elevator	Closed
10	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Elevator	Closed
11	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Elevator	Closed
12	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Elevator	Closed
13	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
14	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
15	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Room	Closed
16	The electrical connections are not maintained in a safe and complete condition. Namely replace cabinet doors.	Room	Closed
17	The electrical connections are not maintained in a safe and complete condition.	Room	Closed
18	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.	Room	Closed
19	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Room	Closed
20	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Room	Closed
21	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Room	Closed
22	Lighting in a service room is provided at less than 200 lux. Namely all service rooms.	Throughout Building	Closed
23	Lighting in a service room is provided at less than 200 lux. Namely to include all service rooms including laundry exhaust fan room.	Throughout Building	Closed
24	Lighting in a storage room is provided at less than 50 lux.	Throughout Building	Closed
25	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Throughout Building	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.**