

MLS Building Audit Program - Details

Property Address : 3575 BATHURST ST

Legal Description: PLAN 1576 PT LOT 4 PT LOT 5

Roll No. : 1908062360001000000

Building : 3575 BATHURST ST

Report Date : January 18, 2019

Building Audit Date : June 06, 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 189331 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	12-Jun-12	10-SEP-12	100.00%
2	Property Standards	12 189332 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	12-Jun-12	10-SEP-12	100.00%
3	Property Standards	12 189333 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	12-Jun-12	10-SEP-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
1	Property Standards	12 189331 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	12-Jun-12	10-SEP-12	11-Sep-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior	Closed
2	The retaining wall is not being maintained in good repair. Namely; section of broken/deteriorated concrete near top of stairs.	Exterior	Closed
3	Roof drainage discharging at more than one hundred and fifty (150) millimeters above grade.	Front	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 189332 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	12-Jun-12	10-SEP-12	11-Sep-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior window(s) with broken/cracked glass.	1st Floor	Closed
2	Interior door hardware not maintained in good repair. Namely; handle set and metal door at strike plate defective.	1st Floor	Closed
3	The supplied facility in or on the property is not kept in a satisfactory working condition. Namely; chute hatch not self closing.	2nd Floor	Closed
4	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	2nd Floor	Closed
5	Interior door(s), frames(s), and/or hardware not maintained in good repair. Namely; hall exit door not closing shut.	2nd Floor	Closed
6	The supplied facility in or on the property is not kept in a satisfactory working condition. Namely; garbage chute hatch not self closing shut.	4th Floor	Closed
7	The supplied facility in or on the property is not kept in a satisfactory working condition. Namely; the chute hatch is not self closing shut.	7th Floor	Closed
8	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
9	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building. Emergency contact sign must 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. The emergency contact sign must be in lettering of not less than 12.7 millimetres in height.	Lobby	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 189333 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	12-Jun-12	10-SEP-12	11-Sep-12

No. of defects contained within the Order : **11**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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.	Front South	Closed
2	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Garage	Closed
3	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Garage	Closed
4	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.	Garage	Closed
5	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.	Garage	Closed
6	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.	Garage	Closed
7	The mechanical ventilation system in the parking or storage garage is not on at all times or otherwise controlled automatically by a carbon monoxide detection system that is located so as to provide full protection.	Garage	Closed
8	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Garage	Closed
9	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Garage	Closed
10	Exterior door not maintained in good repair.	Garage	Closed
11	Where large safe-exit arrow will cover all or part of the glazed portion of an exit door, the arrow has not been displayed in an alternate approved location.	Garage	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.**