

## MLS Building Audit Program - Details

**Property Address :** 37 ORIOLE RD

Legal Description: PLAN 623 LOT 5

Roll No. : 1904111030005000000

Building : 37 ORIOLE RD

**Report Date :** January 17, 2020

**Building Audit Date :** July 31, 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 17, 2020

### 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 221810 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Aug-12	18-AUG-14	100.00%
2	Property Standards	12 221811 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	7-Aug-12	05-DEC-12	100.00%
3	Property Standards	12 221798 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	8-Aug-12	18-AUG-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	12 221811 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	7-Aug-12	05-DEC-12	7-Jul-14

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
2	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
3	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
4	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.	Underground Parking Area	Closed
5	The plumbing system is not kept in good working order, namely : Missing drain cover	Underground Parking Area	Closed
6	The property is not maintained and/or kept clean in accordance with the standards, namely : Power washing is required	Underground Parking Area	Closed
7	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks	Underground Parking Area	Closed
8	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Closed
9	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
10	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
11	The parking or storage garage columns painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
12	The parking or storage garage ceiling are not painted white.	Underground Parking Area	Closed
13	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection, namely : Broken lense cover	Underground Parking Area	Closed
14	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, namely : Exposed rebars	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 221810 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Aug-12	18-AUG-14	15-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	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Balcony	Closed
2	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely : Abandoned ventilation opening	Boiler Room	Closed
3	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely : Deteriorated bricks	Boiler Room	Closed
4	Extension cords or other extensions are used as a permanent wiring system.	Boiler Room	Closed
5	The electrical connections are not maintained in good working order, namely : Loose wires	Boiler Room	Closed
6	The property is not maintained and/or kept clean in accordance with the standards.	Boiler Room	Closed
7	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Substantially Co
8	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Substantially Co
9	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely : Deteriorated finish	East	Closed
10	The yard is not landscaped to prevent unstable soil conditions or erosion.	East	Substantially Co
11	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	East	Substantially Co
12	The yard is not being maintained free of weeds.	East	Closed
13	The property is not maintained and/or kept clean in accordance with the standards.	East	Closed
14	Exterior walkway not maintained.	East	Closed
15	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely : Deteriorated finish	East	Closed
16	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	East	Closed
17	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.	East	Closed
18	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.	East	Closed
19	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Exterior	Closed
20	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
21	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.	North	Closed
22	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	North	Closed
23	The foundation wall(s) of the building or structure are not being maintained in good repair.	North	Closed
24	The exterior walls and their components are not being maintained in good repair, namely : Exposed rebar	Ramp	Closed
25	The electrical connections are not maintained in a safe and complete condition, namely : Missing cover plate	Stairway	Closed
26	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Stairway	Closed

27	The exterior walls and their components are not being maintained in good repair, namely: Deteriorated paint, spalling bricks and plaster	Stairway	Closed
28	The plumbing fixture(s) and/or appliance is not maintained in good working order, namely : Missing drain cover	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 221798 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	8-Aug-12	18-AUG-14	15-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	A window in a stairway 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, namely an acceptable guard has not been provided.	1st Floor	Closed
2	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely undue storage.	1st Floor	Closed
3	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
4	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
5	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include deteriorated finish.	1st Floor	Closed
6	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	2nd Floor	Closed
7	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely undue storage.	2nd Floor	Closed
8	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	2nd Floor	Closed
9	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	3rd Floor	Closed
10	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	4th Floor	Closed
11	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Front	Closed
12	The ventilation system or unit is not regularly cleaned.	Laundry Room	Closed
13	Chimney, smoke stack or supporting member is not maintained in good repair and/or free from defects, namely spalled and deteriorated brick.	Roof Of Building	Closed
14	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Roof Of Building	Substantially Co
15	The property is not maintained and/or kept clean in accordance with the standards, namely undue storage.	Roof Of Building	Closed
16	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
17	The property is not maintained and/or kept clean in accordance with the standards, namely refuse, junk and undue storage, to include on top of storage lockers.	Throughout Building	Closed
18	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely floor mats.	Throughout Building	Closed
19	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Substantially Co
20	Lighting in a storage room is provided at less than 50 lux.	Throughout Building	Substantially Co
21	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Throughout Building	Closed
22	Ceiling and walls not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
23	A window in a stairway 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
24	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Throughout Building	Closed
25	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Throughout Building	Closed
26	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

27	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
28	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 :**

<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>0</b>
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.**