

MLS Building Audit Program - Details

Property Address : 45 GREENBRAE CRCT

Legal Description: PLAN M829 PT BLK G NOW RP R640 PART 3

Roll No. : 1901052770034000000

Building : **45 GREENBRAE CRCT**

Report Date : January 18, 2019

Building Audit Date : November 16, 2011

**** 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	11 312667 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	5-Dec-11	04-JUN-12	100.00%
2	Property Standards	11 313450 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	5-Dec-11	04-JUN-12	100.00%
3	Property Standards	11 316712 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	5-Dec-11	04-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	11 313450 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	5-Dec-11	04-JUN-12	5-Aug-15

No. of defects contained within the Order : **12**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained in good repair, free from cracks, holes and ruts.	Exterior	Closed
2	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; balcony panels where required.	Exterior	Closed
3	The exterior walls and their components are not being maintained in good repair. Namely; damaged metal cladding	Exterior Of Building	Substantially Co
4	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; balcony slabs.	Exterior Of Building	Closed
5	The balcony or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in good repair where required.	Exterior Of Building	Closed
6	The exterior walls and their components are not being maintained in good repair. Namely; step cracking and spalling brick.	Exterior Of Building	Closed
7	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
8	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
9	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; Exterior Walls..	Exterior Of Building	Closed
10	Above ground discharge from downpipe or pipe is directed to discharge in a manner that is likely to damage adjoining property.	Garage Area	Closed
11	Accessory building eavestrough, roof gutter, flashing and/or down pipe not maintained in good repair.	Garage Area	Closed
12	The accessory building is not constructed and/or maintained in good repair. Namely damage walls.	Garage 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	11 312667 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	5-Dec-11	04-JUN-12	30-Sep-14

No. of defects contained within the Order : **19**

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.	Underground Parking Area	Closed
2	The parking or storage garage does not have a designated safe-exit route.	Underground Parking Area	Closed
3	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
4	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	Substantially Co
5	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
6	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
7	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
8	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
9	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
10	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
11	The garage door that is equipped with an automatic closing mechanism is not equipped with a sensing device that does not allow the door to close when any person, animal or object is crossing its path.	Underground Parking Area	Closed
12	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
13	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
14	The columns in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
15	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
16	The parking or storage garage ceiling are not painted white.	Underground Parking Area	Closed
17	The ceilings in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
18	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
19	Lighting in a garage is provided at less than 50 lux.		Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	11 316712 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	5-Dec-11	04-JUN-12	1-Jun-15

No. of defects contained within the Order : **55**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior window(s) with broken/cracked glass.	1st Floor	Closed
2	Wall(s) and ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
3	The floor drain is not maintained in good repair, namely missing drain cover.	1st Floor	Closed
4	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely stained carpet.	3rd Floor	Closed
5	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	3rd Floor	Closed
6	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely missing door knob.	3rd Floor	Closed
7	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely missing door knob.	3rd Floor	Closed
8	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely refuse and garbage.	3rd Floor	Closed
9	Interior lighting fixtures or lamps are not maintained, namely unsecured light fixture.	5th Floor	Closed
10	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely missing ceiling tile.	5th Floor	Closed
11	The floor drain is not maintained in good repair, namely missing drain cover.	6th Floor	Closed
12	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, to include finish.	6th Floor	Closed
13	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely damaged and/or deteriorated baseboard.	6th Floor	Closed
14	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Boiler Room	Closed
15	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Boiler Room	Closed
16	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.	Boiler Room	Closed
17	Exit facility does not have a wall or a well-secured guard on each side, namely missing stair guard, on one side.	Boiler Room	Closed
18	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.	Boiler Room	Closed
19	Wall(s) and ceiling are not maintained free of holes, cracks, damaged and deteriorated materials, to include cracked masonry wall, near exit to garbage room.	Boiler Room	Closed
20	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely missing and/or unsecured sump pump cover.	Boiler Room	Closed
21	The electrical connections are not maintained in a safe and complete condition, namely loose, exposed and unsecured wires.	Boiler Room	Closed
22	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Garbage Room	Closed
23	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely damaged door.	Garbage Room	Closed
24	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Substantially Co
25	The risers and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards, namely openings at stair risers exceed the maximum allowable spacing of one hundred (100) millimetres.	Roof Of Building	Closed
26	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Roof Of Building	Closed

27	Height of the guard for the stairs are less than 1,070 millimetres around landings.	Roof Of Building	Closed
28	Roof drainage not adequately discharging directly into the building roof drain, namely excessive ponding water.	Roof Of Building	Closed
29	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.	Roof Of Building	Closed
30	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
31	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
32	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Throughout Building	Closed
33	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Throughout Building	Closed
34	Handrails on both sides of stair or ramp 1,100mm in width or more not provided.	Throughout Building	Closed
35	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
36	Lighting in a storage room is provided at less than 50 lux.	Throughout Building	Closed
37	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Closed
38	Ceilings and walls are not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Substantially Co
39	Interior door is not a good fit in its frame, to include damaged and/or defective self closing devices.	Throughout Building	Substantially Co
40	The electrical switches, receptacles and boxes are not maintained in a safe and complete condition, namely missing and/or damaged covers.	Throughout Building	Closed
41	The electrical switches, boxes and receptacles are not maintained in a safe and complete condition, namely missing and/or damaged covers, and access panels.	Throughout Building	Closed
42	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Throughout Building	Closed
43	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Throughout Building	Substantially Co
44	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely defective self closing devices at chute lids and missing fire dampers.	Throughout Building	Closed
45	The property is not maintained and/or kept clean in accordance with the standards, namely undue storage.	Throughout Building	Substantially Co
46	The property is not maintained and/or kept clean in accordance with the standards, namely undue storage.	Throughout Building	Closed
47	Wall(s) and ceiling are not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
48	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely derteriorated and/or damaged baseboards.	Throughout Building	Substantially Co
49	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.		Closed
50	The electrical connections are not maintained in a safe and complete condition, namely loose, exposed and unsecured wires.		Closed
51	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.		Closed
52	Ceiling and walls are not maintained free of holes, cracks, damaged and deteriorated materials.		Closed
53	Interior lighting fixtures or lamps are not maintained, namely unsecured light fixture.		Closed
54	The floor and every appurtenance, surface cover and finish is not maintained, namely damaged floor.		Closed
55	The property is not maintained and/or kept clean in accordance with the standards, namely undue storage.		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.**