

MLS Building Audit Program - Details

Property Address : 45 GRENOBLE DR

Legal Description: PLAN M834 PT BLKS L1 & L2

Roll No. : 1908101170004000000

Building : **45 GRENOBLE DR**

Report Date : January 18, 2019

Building Audit Date : January 21, 2013

**** 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	13 110852 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	30-Jan-13	09-JUL-13	100.00%
2	Property Standards	13 111165 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	30-Jan-13	29-JUL-13	100.00%
3	Property Standards	13 111166 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	30-Jan-13	29-JUL-13	92.00%

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	13 111165 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	30-Jan-13	29-JUL-13	15-Aug-13

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Boiler Room	Closed
2	The storm drain is not being maintained free from defect and/or obstructions, namely replace missing drain cover.	Boiler Room	Closed
3	Action has not been taken to eliminate an unsafe condition. Where 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 safe 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..	Building	Closed
4	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.	Building	Closed
5	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.	Building	Closed
6	The exterior surface has not been restored and/or resurfaced where necessary.	Carport	Closed
7	Driveway(s) and/or similar areas not maintained, namely potholes.	Driveway	Closed
8	The exterior walls and their components are not being maintained in good repair, namely exposed rebar and damaged concrete around garage door and ramp, garbage area, curbs and exterior walls .	Exterior	Closed
9	The electrical connections are not maintained in good working order, namely loose wires.	Exterior Of Building	Closed
10	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair, where required.	Exterior Of Building	Closed
11	Height of the guard for exit ramps and landings is less than 1,070 millimetres measured vertically to the top of the guard from the ramp surface where the difference in elevation between the adjacent ground or floor level and the ramp is more than 600 millimetres.	Garage	Closed
12	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Locker Room	Closed
13	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely remove excessive storage and clean.	Locker Room	Closed
14	The electrical receptacle are not maintained in good working order, namely missing covers.	Locker Room	Closed
15	Lighting in a storage room is provided at less than 50 lux.	Locker Room	Closed
16	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Locker Room	Closed
17	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.	Locker 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.	Locker Room	Closed
19	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively, namely replace doors where required.	Locker Room	Closed
20	Height of the guard for exit ramps and landings is less than 1,070 millimetres measured vertically to the top of the guard from the ramp surface where the difference in elevation between the adjacent ground or floor level and the ramp is more than 600 millimetres.		Closed
21	Exterior walkway not maintained, namely level patio stones.		Closed
22	Lighting in a service room is provided at less than 200 lux.		Closed
23	The fence, screen and/or other enclosure around or on the property is not being maintained free from hazards, namely secure bottom of fence.		Closed
24	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.		Closed
25	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely missing pickets.		Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	13 111166 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	30-Jan-13	29-JUL-13	15-Nov-13

No. of defects contained within the Order : **25**

No. of defects that remain outstanding : **2**

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.	Garage	Closed
2	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
3	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
4	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
5	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Closed
6	The walls in the parking or storage garage are not impervious to water.	Garage	Closed
7	The floor drain is not maintained in good repair, namely replace any damaged or missing drain covers and clean where necessary.	Garage	Closed
8	The electrical connections are not maintained in good working order, namely loose wires.	Garage	Closed
9	The electrical receptacle are not maintained in good working order, namely missing cover plates.	Garage	Closed
10	The electrical fixtures are not maintained in good working order, namely burnt out bulbs, fixtures and lenses missing.	Garage	Closed
11	Extension cords or other extensions are used as a permanent wiring system.	Garage	Closed
12	The parking or storage garage is used to keep junk or rubbish.	Garage	Closed
13	The parking or storage garage ceiling are not painted white.	Garage	Closed
14	The ceilings in the parking or storage garage are not impervious to water.	Garage	Closed
15	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Closed
16	Lighting in a garage is provided at less than 50 lux.	Garage	Closed
17	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Garage	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.	Garage	Closed
19	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.	Garage	Closed
20	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Garage	Closed
21	The parking or storage garage walls and columns from floor level to a height of sixty (60) centimeters are not painted black.	Garage	Closed
22	The parking or storage garage walls and columns are not painted white from sixty (60) centimeters above floor level.	Garage	Closed
23	The parking or storage garage walls painted surface is not maintained in a state of good repair, namely graffiti.	Garage	Open
24	Lighting in a storage room is provided at less than 50 lux.	Storage Room	Closed
25	Lighting in a service room is provided at less than 200 lux.		Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	13 110852 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	30-Jan-13	09-JUL-13	31-Jan-14

No. of defects contained within the Order : **37**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely handrail not secured to wall.	2nd Floor	Closed
2	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Boiler Room	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.	Boiler Room	Closed
4	The electrical connections are not maintained in good working order. Namely broken cover plate.	Boiler Room	Closed
5	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Compactor Room	Closed
6	The electrical connections are not maintained in good working order. Namely missing coverplate.	Compactor Room	Closed
7	The electrical connections are not maintained in good working order. Namely missing cover plates.	Electrical Room	Closed
8	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Elevator	Closed
9	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely missing concrete.	Elevator	Closed
10	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Elevator	Closed
11	Interior lighting fixtures or lamps have not been installed. Namely missing bulbs.	Elevator	Closed
12	Previously finished surface in the public area of the property is not maintained in good repair. Namely paint ceiling.	Exit	Closed
13	The electrical receptacle are not maintained in good working order. Namely missing cover plate.	Exit	Closed
14	Laundry room and the facilities, amenities and associated equipment is not maintained in a clean condition. Namely clean behind machines.	Laundry Room	Closed
15	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
16	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely damaged tiles.	Laundry Room	Closed
17	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
18	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
19	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Room	Closed
20	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.	Room	Closed
21	The electrical connections are not maintained in good working order. Namely loose wires and replace thermostat cover.	Room	Closed
22	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely missing or damaged tiles.	Sauna	Closed
23	Wall(s) constructed for the purpose of separation is not maintained in a good state of repair.	Swimming Pool	Closed
24	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Throughout Building	Closed
25	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely paint all doors to include electrical closets, stairwell doors and exterior doors.	Throughout Building	Closed
26	Lighting in a service stairway is provided at less than 50 lux.	Throughout Building	Closed

27	Interior lighting fixtures or lamps are not maintained. Naamely replace or repair broken or damaged lencovers. To include all service rooms and hallways.	Throughout Building	Closed
28	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
29	Floor and/or floor covering not kept in a clean and sanitary condition. Namely door thresholds. Clean where required.	Throughout Building	Closed
30	The surface of a glazed door, is not kept reasonably clean. Namely clean door and door frames.	Throughout Building	Closed
31	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely repair Electrical closets door trim.	Throughout Building	Closed
32	Interior door is not a good fit in its frame. To include all doors in the building where required.	Throughout Building	Closed
33	Lighting in a service room is provided at less than 200 lux. Namely all service rooms.	Throughout Building	Closed
34	The ventilation system or unit is not regularly cleaned. To include garbage chute rooms, all service rooms and hallways.	Throughout Building	Closed
35	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely missing dampers.	Throughout Building	Closed
36	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
37	Floor and/or floor covering not kept in a clean and sanitary condition. Namely clean carpets.	Throughout Dwelling Unit	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.**