

MLS Building Audit Program - Details

Property Address : 477 SHERBOURNE ST

Legal Description: PLAN D58 PT LOT 5

Roll No. : 1904074270016000000

Building : 477 SHERBOURNE ST

Report Date : January 17, 2020

Building Audit Date : March 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 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	13 138537 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Mar-13	24-SEP-13	100.00%
2	Property Standards	13 138901 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Apr-13	24-SEP-13	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	13 138537 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Mar-13	24-SEP-13	30-Jun-14

No. of defects contained within the Order : **10**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior walls and their components are not being maintained in good repair. Namely; retaining walls where required.	Exterior	Closed
2	Guard with a minimum height of 1,070 millimetres has not been provided at a balcony where the difference in level is more than 600 millimetres..	Exterior	Closed
3	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Exterior	Closed
4	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	Substantially Co
5	Handrails on one side of stair or ramp less than 1,100mm in width not provided	Exterior Of Building	Closed
6	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely; Damage grill	Exterior Of Building	Substantially Co
7	Exterior window not maintained in good repair. Namely; repair damaged window sills where required.	Exterior Of Building	Closed
8	The exterior walls and their components are not being maintained in good repair.	Exterior Of Building	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.	Throughout Building	Closed
10	Immediate 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.	Throughout Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	13 138901 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Apr-13	24-SEP-13	23-Jul-15

No. of defects contained within the Order : **18**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Extension cords or other extensions are used as a permanent wiring system.	Basement	Closed
2	Handrails on one side of stair or ramp less than 1,100mm in width not provided	Boiler Room	Closed
3	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
4	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
5	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
6	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Throughout Building	Closed
7	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Throughout Building	Closed
8	The electrical fixtures are not maintained in good working order, namely replace bulbs.	Throughout Building	Closed
9	Ceiling and walls not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
10	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.		Closed
11	The electrical receptacle are not maintained in good working order, namely missing cover plates.		Closed
12	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely mats and frayed carpeting.		Closed
13	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.		Closed
14	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.		Closed
15	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.		Closed
16	Storage room, dressing room, sanitary facility, service area or corridor serving an area where food is intended to be processed, prepared or manufactured is not equipped to provide illumination to a level of not less than 300 lux measured at the floor level.		Substantially Co
17	Lighting in a service room is provided at less than 200 lux.		Substantially Co
18	The stair, landing and every appurtenance, surface cover and finish is not maintained, namely stair brace.		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.**