

MLS Building Audit Program - Details

Property Address : 55 LIVINGSTON RD

Legal Description: PLAN 2407 PT LOT 18 TO 28PT PLAN 2453 PT LOT 18 TO PT I

Roll No. : 1901073280024000000

Building : **55 LIVINGSTON RD**

Report Date : January 18, 2019

Building Audit Date : November 22, 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	Fence	11 319296 FEN 00 IV	FENCING INVESTIGATION	Closed	16-Dec-11	18-APR-12	100.00%
2	Property Standards	11 319297 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Dec-11	16-APR-12	100.00%
3	Property Standards	11 321231 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Dec-11	14-MAY-12	100.00%
4	Property Standards	11 324428 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	16-Dec-11	11-OCT-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 319297 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Dec-11	16-APR-12	4-Mar-15

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in a safe condition. Namely excessive storage on balcony.	Exterior Of Building	Closed
2	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely canopy at front entrance.	Exterior Of Building	Closed
3	The exterior surface has not been restored and/or resurfaced where necessary. Namely refinish/repair the statue/abstract	Exterior Of Building	Closed
4	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres, to include installation of window air conditioner units.	Exterior Of Building	Closed
5	Exterior yard surface and/or similar areas not maintained. Namely depressed areas in landscaping.	Exterior Of Building	Substantially Co
6	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres.	Exterior Of Building	Closed
7	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. Namely guard around parking garage exit stairwell.	Exterior Of Building	Closed
8	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. Namely guards around underground parking garage exit ramp.	Exterior Of Building	Substantially Co
9	Exterior garbage containment area not screened.	Exterior Of Building	Closed
10	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.	Exterior Of Building	Closed
11	The exterior walls and their components are not being maintained in good repair .Namely paint deterioration on walls and shear walls.	Exterior Of Building	Closed
12	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Exterior Of Building	Closed
13	Curb stops or restraining devices are not positioned to prevent vehicles from causing injury, damage or encroaching on to property.Namely damaged curb.	Exterior Of Building	Substantially Co
14	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in good repair. Namely paint deterioration on balcony guards and slabs	Exterior Of Building	Closed
15	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained so as parking space marking are to be clearly visible.	Exterior Of Building	Substantially Co
16	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 Of Building	Substantially Co

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	11 324428 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	16-Dec-11	11-OCT-12	4-Mar-15

No. of defects contained within the Order : **17**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely concrete deterioration and exposed re-bar.	Underground Parking Area	Closed
2	The ceilings in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
3	The parking or storage garage ceiling are not painted white.	Underground Parking Area	Substantially Co
4	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
5	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
6	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Closed
7	The electrical connections are not maintained in a safe and complete condition. Namely open junction box.	Underground Parking Area	Closed
8	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely uneven floors, areas near walls.	Underground Parking Area	Substantially Co
9	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
10	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
11	The parking or storage garage is not equipped with a mechanical ventilation system capable of providing a supply of fresh air at all times. Namely clean all ventilation fan enclosures.	Underground Parking Area	Closed
12	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely concrete deterioration.	Underground Parking Area	Substantially Co
13	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Substantially Co
14	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
15	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
16	The ventilation system or unit is not regularly cleaned. Namely clean all ventilation fan enclosures.	Underground Parking Area	Closed
17	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Substantially Co

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	11 321231 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Dec-11	14-MAY-12	25-Mar-13

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	14th Floor	Closed
2	The electrical connections are not maintained in a safe and complete condition. Namely missing cover plate.	Basement	Closed
3	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Basement	Closed
4	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
5	Previously finished wall(S) in the public area of the property is not maintained in good repair. Namely plaster, paint and repair baseboards where required.	Basement	Closed
6	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Boiler Room	Closed
7	Floor and/or floor covering not kept in a clean and sanitary condition Namely clean behind machines.	Laundry Room	Substantially Co
8	Exterior window(s) with broken/cracked glass.	Roof Of Building	Closed
9	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely paint where required.	Throughout Building	Closed
10	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
11	Garbage chute system originally installed in the multiple-dwelling is not maintained operative.	Throughout Building	Closed
12	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.	Throughout Building	Closed
13	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.	Throughout Building	Closed
14	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely all vent finishes.	Throughout Building	Closed
15	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely fire stop missing.	Throughout Building	Closed
16	Lighting in a service stairway is provided at less than 50 lux.	Throughout Building	Closed
17	Lighting in a storage room is provided at less than 50 lux.	Throughout Building	Closed
18	Corridor serving classrooms is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Throughout Building	Closed
19	Corridor serving patients or residents is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level. Namely check all hallways for required lighting levels.	Throughout Building	Closed
20	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Throughout Building	Closed
21	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Throughout Building	Closed
22	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Throughout Building	Closed
23	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Throughout Building	Closed
24	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Throughout Building	Closed
25	The electrical connections are not maintained in a safe and complete condition. Namely broken cover plates on all floors.	Throughout Building	Closed
26	Garbage chute system originally installed in the multiple-dwelling is not maintained operative.		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.**