

MLS Building Audit Program - Details

Property Address : 585 JANE ST

Legal Description: PLAN 829 LOT 5 N PT LOT 7 RP 64R11635 PART 1

Roll No. : 1914082440011000000

Building : **585 JANE ST**

Report Date : January 18, 2019

Building Audit Date : January 22, 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 109694 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	30-Jan-13	25-AUG-14	100.00%
2	Property Standards	13 109922 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	30-Jan-13	04-FEB-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	13 109922 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	30-Jan-13	04-FEB-14	31-Dec-13

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Dwelling unit window that is capable of being opened has no screen.	Exterior Of Building	Closed
2	Exterior windows or lintels not maintained in good repair. Namely: Exterior window lintels are showing rust	Exterior Of Building	Closed
3	The supporting member(s) of equipment/attachments appurtenant to the building are not being maintained in good repair: Namely, the concrete window sill is damaged.	Exterior Of Building	Closed
4	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

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	13 109694 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	30-Jan-13	25-AUG-14	28-Jul-14

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: 1st floor. Plaster repairs on ceiling are required to be painted.	1st Floor	Closed
2	Lighting in a service room is provided at less than 200 lux. Namely: Boiler Service Room.	Boiler Room	Closed
3	Interior lighting fixtures or lamps are not maintained. Namely: Boiler Room. Replace missing lens covers on light fixtures.	Boiler Room	Closed
4	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Boiler Room. Provide a ventilation grille cover over hole in wall.	Boiler Room	Closed
5	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: Electrical Room. Replace missing lens cover on light fixtures.	Electrical Room	Closed
6	The electrical fixtures are not maintained in good repair. Namely: Electrical Room. Repair hanging electrical light fixture.	Electrical Room	Closed
7	Lighting in a service room is provided at less than 200 lux. Namely; Electrical Service Room. Light readings at floor level are below 200Lux.	Electrical Room	Closed
8	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Electrical Room. Repair hole in ceiling.	Electrical Room	Closed
9	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely; Electrical Room. Clean and clear the floor of all discarded materials and equipment. Provide more shelving as required.	Electrical Room	Closed
10	Lighting in a service hallway is provided at less than 50 lux. Namely: Hallways.	Hall	Closed

11	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Hallway: Plaster repairs are required to be painted.	Hall	Closed
12	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Throughout building. Remove floor mats from the hallway. Trip hazard.	Hall	Closed
13	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
14	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Substantially Co
15	Emergency contact sign does not indicate current name, address and telephone number of the person responsible for the property and the name and telephone number of the authorized person to contact in case of an emergency on a 24 hour basis.	Lobby	Closed
16	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Locker Room. Clean and clear aisleway of discarded materials and furniture.	Locker Room	Closed
17	Lighting in a storage room is provided at less than 50 lux. Namely: Locker Room. Lighting at floor level is below 50 Lux.	Locker Room	Closed
18	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres. Namely: Landing and stair guards.	Stairway	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.	Stairway	Closed
20	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.	Stairway	Closed
21	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Stairway: Plaster repairs are required to be painted.	Stairway	Closed
22	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: 2nd floor Stairway. Peeling paint on ceiling.	Stairway	Closed
23	Required handrails on stairs or ramps are less than 865mm or more than 965mm high. Namely: Front stairway only.	Stairway	Closed
24	Height of the guard for the exit stairs are less than 1,070 millimetres around landings. Namely: Stairway Landing Guards.	Stairway	Closed
25	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: Stairway. Replace all missing lens covers on light fixtures.	Stairway	Closed
26	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Stairway. Remove outdoor patio furniture from the floor area under the stairs.	Stairway	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.**