

MLS Building Audit Program - Details

Property Address : 633 NORTHCLIFFE BLVD

Legal Description: PLAN 375 W PT LOT 6 PLAN 1996 LOTS 43 TO 46 RP R3587 F

Roll No. : 1914031310009500000

Building : **633 NORTHCLIFFE BLVD**

Report Date : January 17, 2020

Building Audit Date : June 11, 2012

**** 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	12 191475 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	22-Jun-12	31-JUL-15	100.00%
2	Property Standards	12 191478 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	22-Jun-12	31-JUL-15	100.00%
3	Property Standards	12 191481 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	22-Jun-12	31-JUL-15	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	12 191475 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	22-Jun-12	31-JUL-15	31-Jul-15

No. of defects contained within the Order : **9**

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

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: Re-Bars exposed in several balconies.	Balconies	Closed
2	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 is not maintained in good repair. Namely: Paint is peeling on exterior surfaces.	Balconies	Closed
3	Equipment/attachment appurtenant to the building is not protected from the elements by paint/other protective coating, namely, the (canopy, marquee, sign, awning, screen, grille, stairway, pipe, duct, standpipe, air conditioner. Etc). Namely: Underground garage exhaust housing is missing.	North	Closed
4	Attachment and/or the supporting structural member(s) is not maintained in a safe condition.	North	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.	Parking Lot	Closed
6	The exterior walls and their components are not being maintained in good repair. Namely: Bottom brick rows are spalling.	South	Closed
7	Driveway(s) and/or similar areas not maintained. Namely: Concrete ramp is cracked, damaged.	South	Closed
8	The property contains shrubs and/or hedges which are overgrown and require trimming.	West	Closed
9	Exterior window(s) with broken/cracked glass.	West	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	12 191481 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	22-Jun-12	31-JUL-15	31-Jul-15

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior door is not maintained in good repair. Namely: Bottom of door is rusted.	Underground Parking Area	Closed
2	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Underground Parking Area	Closed
3	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Closed
4	The parking or storage garage ceiling are not painted white.	Underground Parking Area	Closed
5	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
6	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
7	The floor drain cover is not maintained in good repair.	Underground Parking Area	Closed
8	The floor drain, sump pump is not maintained in good repair. Namely: Sump pump cover is not secured.	Underground Parking Area	Closed
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	The parking or storage garage does not have a designated safe-exit route.	Underground Parking Area	Closed
11	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
12	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	Closed
13	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
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	Exterior door not maintained weather-tight. Namely: Bottom of door is rusted.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	12 191478 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	22-Jun-12	31-JUL-15	31-Jul-15

No. of defects contained within the Order : **44**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Repair(s) does not reasonably match existing ceiling(s).	1st Floor	Closed
2	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely Plastris bubbling, hole in wall.	1st Floor	Closed
3	The electrical connections are not maintained in good working order. Namely: No cover on junction box.	1st Floor	Closed
4	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: Torn wall paper.	1st Floor	Closed
5	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	2nd Floor	Closed
6	The electrical connections are not maintained in good working order. Namely: No cover on electrical junction box.	2nd Floor	Closed
7	Interior door is not a good fit in its frame. Namely: When in open position, door becomes stuck on floor.	7th Floor	Closed
8	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	10th Floor	Closed
9	Interior door is not a good fit in its frame. Namely: When in open position, door becomes stuck on floor.	11th Floor	Closed
10	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	11th Floor	Closed
11	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Basement	Closed
12	Lighting in a storage room is provided at less than 50 lux.	Basement	Closed
13	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
14	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
15	The electrical connections are not maintained in good working order. Namely: No cover on junction box.	Basement	Closed
16	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
17	Lighting in a laundry room is provided at less than 200 lux.	Basement	Closed
18	Materials used for the repair, replacements or painting of the floor(s) and/or its attachments do not have a finish and facing similar to that of the original covering.	Basement	Closed
19	The property is not maintained and/or kept clean in accordance with the standards.	Electrical Closets	Closed
20	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Hall	Closed
21	Lighting in a service hallway is provided at less than 50 lux.	Hall	Closed
22	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
23	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
24	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
25	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Paint is peeling on ladder to roof hatch and roof hatch.	North	Closed
26	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Roof	Closed

27	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Roof	Closed
28	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Roof	Closed
29	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Rust is visible on stairs.	Roof	Closed
30	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Roof	Closed
31	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Roof	Closed
32	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Roof	Closed
33	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Stairway	Closed
34	Lighting in a service stairway is provided at less than 50 lux.	Stairway	Closed
35	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Stairway	Closed
36	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Stairway	Closed
37	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairway	Closed
38	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairway	Closed
39	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed
40	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
41	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
42	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
43	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Stairway	Closed
44	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.	Unit Windows	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.**