

MLS Building Audit Program - Details

Property Address : 650 PARLIAMENT ST

Legal Description: PLAN 198 BLK 2 LOTS 3 TO 16 PT LOTS 19 TO 22 PT LANE PI
 Roll No. : 1904074440007000000
 Building : **650 PARLIAMENT ST**

Report Date : January 17, 2020

Building Audit Date : January 21, 2010

**** 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	Fence	10 108858 FEN 00 IV	FENCING INVESTIGATION	Closed	28-Jan-10	16-OCT-10	0.00%
2	Graffiti	10 109064 GRA 00 IV	GRAFFITTI INVESTIGATION	Closed	28-Jan-10	11-FEB-10	N/A**
3	Property Standards	10 108151 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Jan-10	22-APR-10	100.00%
4	Property Standards	10 108869 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Jan-10	28-APR-10	100.00%
5	Property Standards	10 109087 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	28-Jan-10	01-MAR-10	100.00%
6	Property Standards	10 109740 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS Interior Stair Guards	Closed	28-Jan-10	28-APR-10	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
6	Property Standards	10 109740 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS Interior Stair Guards	Closed	28-Jan-10	28-APR-10	29-Jun-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The required guard has members, attachments or openings that will facilitate climbing.	Throughout Building	Closed
2	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Throughout Building	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.	Throughout Building	Closed
4	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Throughout Building	Closed
5	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Throughout Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	10 108151 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Jan-10	22-APR-10	29-Aug-14

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Immediate action has not been taken to eliminate an unsafe condition, namely: Garbage and other household material which may facilitate climbing	Balcony	Closed
2	The catchbasin is not being maintained free from defect and/or obstructions.	Exterior	Substantially Co
3	The balconies and/or the supporting structural member(s) is not maintained in good repair, namely: Concrete slabs are deteriorated	Exterior	Closed
4	The balconies and other appurtenant attachments or the supporting structural member(s) not being maintained free from defects and/or hazards, namely: Balcony panels rusted and defaced	Exterior	Closed
5	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials.	Exterior	Closed
6	The grass is not being maintained in a living condition.	Exterior Of Building	Substantially Co
7	The supplied facility in or on the property is not kept in a satisfactory working condition, namely: Garage exit door on the west side of property	Underground Parking Level	Closed
8	The fire escape and/or the supporting structural member(s) is not maintained in a clean/sanitary condition.	Underground Parking Level	Closed
9	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Underground Parking Level	Closed
10	Guard with a minimum height of 1,070 millimetres has not been provided at a vehicular ramp where the difference in level is more than 600 millimetres..	Underground Parking Level	Closed

11	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.	Underground Parking Level	Closed
12	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.	Underground Parking Level	Closed
13	The fire escape and/or the supporting structural member(s) is not maintained in good repair, namely: Concrete and other wall/ceiling finishes not maintained	Underground Parking Level	Closed
14	The fire escape and/or the supporting structural member(s) is not being maintained free from defects/hazards, namely: Lighting does not meet the required level of illumination	Underground Parking Level	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	10 109087 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	28-Jan-10	01-MAR-10	27-Jun-14

No. of defects contained within the Order : **15**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The supplied facility in or on the property is not kept in a satisfactory working condition. Namely : Garage door for vehicles	Underground Parking Area	Closed
2	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
3	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
4	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
5	Immediate action has not been taken to eliminate an unsafe condition. Namely Missing cover plates, hanging wires and general condition of electrical wiring	Underground Parking Area	Substantially Co
6	The property has not been repaired in accordance with the standards. Water leaking through the wall	Underground Parking Area	Closed
7	The property has not been repaired in accordance with the standards. Namely : Damaged screen around the ventiation fan	Underground Parking Area	Closed
8	The electrical connections are not maintained in a safe and complete condition.	Underground Parking Area	Closed
9	The electrical connections are not maintained in a safe and complete condition.	Underground Parking Area	Closed
10	The electrical switches are not maintained in a safe and complete condition.	Underground Parking Area	Closed
11	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Substantially Co
12	The parking or storage garage is used to keep machinery, boats, vehicles, trailers and/or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. Namely: Inoperative vehicles	Underground Parking Area	Substantially Co
13	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Closed
14	The mechanical ventilation system in the parking or storage garage is not on at all times or otherwise controlled automatically by a carbon monoxide detection system that is located so as to provide full protection.	Underground Parking Area	Closed
15	Lighting in a service room is provided at less than 200 lux.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	10 108869 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Jan-10	28-APR-10	29-Jul-11

No. of defects contained within the Order : **66**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: Stairwell door on the ground floor needs painting/refinishing, also lens cover for light fixture is missing.	1st Floor	Substantially Co
2	The electrical fixtures are not maintained in a safe and complete condition. Namely: Electrical cover plate is missing on wall near unit 117.	1st Floor	Closed
3	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Glazed panel missing beside exit door.	1st Floor	Closed
4	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Defective interior front door locking device. Needs repair.	1st Floor	Closed
5	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: Paint and plaster repairs are required on walls in s/w exit on the ground floor.	1st Floor	Closed
6	Door(s), passageway(s) and/or exit(s), not maintained free from hazardous condition, obstruction and impediments. Namely: Concrete threshold at the bottom of N/W exit door is too high. Trip hazard. Also interior portion of door needs painting.	1st Floor	Closed
7	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely; Ceiling near unit 102 needs repair.	1st Floor	Closed
8	The electrical fixtures are not maintained in a safe and complete condition. Namely: Electrical switch is dangling	2nd & 5th flr	Closed
9	The ventilation system or unit is not regularly cleaned. Namely: Ventilation grill is detached from the wall.	2nd Floor	Closed
10	The electrical fixtures are not maintained in good working order. Namely; electrical fixture is not in good repair near unit 310.	3rd 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. Namely: Deteriorated wall finish unit 302.	3rd Floor	Closed
12	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: Sharp edges on garbage chute. Repairs are required.	6th Floor	Closed
13	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely: Graffiti on door, garbage chute area.	7th Floor	Closed
14	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Apartment door needs painting.	8th Floor	Closed
15	The surface of a glazed door, is not kept reasonably clean. Namely: Paint stain on glass surface. Repairs required.	9th Floor	Closed
16	Lighting in a storage room is provided at less than 50 lux. Namely: All locker rooms, lighting level must be upgraded to at least 50Lux.	Basement	Closed
17	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Hole in ceiling near exit. Light is out.	Basement	Closed
18	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: All locker room corridors are required clean and cleared of all debris and discarded materials. Also replace floor drain covers where missing.	Basement	Closed
19	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: South side stairwell door is not closing properly. Needs adjustment.	10th Floor	Closed
20	The ventilation system or unit is not regularly cleaned. Namely: Ventilation ducts and grills need cleaning.	11th Floor	Closed
21	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely: Graffiti on Bell room door.	11th Floor	Closed
22	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely: Graffiti on wall, broken wall tiles, in garbage chute room. Repairs are required.	11th Floor	Closed

23	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely: Metal threshold is not secured properly to floor.	14th Floor	Closed
24	The supplied facility in or on the property is not kept in a satisfactory working condition. Namely; Garbage chute is not secured properly against the wall. Repairs are required.	14th Floor	Closed
25	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Broken glass in stairway door.	18th Floor	Closed
26	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Carpet is stained.	22nd & 9th flr	Closed
27	The electrical fixtures are not maintained in a safe and complete condition. Namely: Light bulb is out in stairway.	2nd & 4th flr.	Closed
28	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: Apartment door finish is damaged. Needs repainting.	Apartment	Closed
29	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Floor mats in front of apartment doors. Trip/safety Hazard.	Apartments	Substantially Co
30	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Hole in the corner of wall.	Basement	Closed
31	The property is not maintained and/or kept clean in accordance with the standards. Namely: All storage rooms with discarded materials, (old copper piping) debris, old furniture and unwanted materials are required to be cleared/cleaned from the storage rooms. Storage of building supplies should be neatly stored on adequate shelving. The storage rooms must be kept tidy.	Basement	Closed
32	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Walls are required to be painted where new dry wall installed.	Basement	Closed
33	Ceiling(s) constructed for the purpose of separation is not maintained in a good state of repair. Namely: Holes in north corridor ceiling.	Basement	Closed
34	Lighting in a storage room is provided at less than 50 lux. Namely: Storage room # 2. Upgrade lighting level.	Basement	Closed
35	Lighting in a storage room is provided at less than 50 lux. Namely: Lighting level in bicycle storage room is required to be upgraded to at least 50Lux. Also repair broken insulation on wall.	Basement	Closed
36	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. Namely: Basement corridor on the S/E side.	Basement	Closed
37	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Graffiti on floor	Centre stairway	Closed
38	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: Surface panel is damaged inside elevator.	Elevator	Closed
39	Exterior window(s) with broken/cracked glass. Namely: Broken window in elevator room.	Elevator Room	Closed
40	Garbage chute is not maintained due to broken spring for self-closing device.	Garbage Room	Closed
41	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Namely: Garbage chute door is broken. No self-closing device. Spring is broken.	Garbage Room	Closed
42	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Hole in wall/ceiling. Broken and missing wall tiles.	Garbage Room	Closed
43	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely: Markings/stains on wall near units 1612 & 2121	Hall	Closed
44	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Wall above exit sign needs repair .	Hall	Closed
45	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Carpet is torn and seams are damaged.	Hall	Closed
46	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. namely: Hole in wall.	Hall	Closed
47	The electrical fixtures are not maintained in good working order. Namely: Exit sign is not on near unit 1814.	Hall	Closed
48	Adequate ventilation has not been provided in all vents. Namely: Check ventilation equipment to make sure it is in good working condition.	Hall	Closed
49	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Ceiling tiles are water stained.	Hall	Closed
50	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Exit sign is not secured properly to ceiling.	Hall	Closed
51	Wall(s) not maintained clean. Namely: Wall near vent grill is required to be cleaned.	Hall	Closed

52	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely: Several ventilation grills are damaged/vandalized throughout the building hallways. Repairs are required.	Hall	Closed
53	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. On several floors and stairways, missing, damaged or broken baseboards. Repairs are required.	Hall and Stairway	Closed
54	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Floor drain cover is missing.	Laundry Room	Closed
55	Electrical equipment room is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level. Namely: Lighting level in meter room is less than the required minimum level, upgrading is required. Also remove any loose electrical wiring.	Meter Room	Closed
56	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: Paint peeling on ceiling. Between 7th & 8th flrs in the south stairwell.	Stairway	Closed
57	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: Handrail is not secured properly to wall. Loose.	Stairway	Closed
58	The electrical fixtures are not maintained in a safe and complete condition. Namely: Lens cover is missing.	Stairway	Closed
59	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely; Painted slogan on stairway floor.	Stairway	Closed
60	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Radiator is not secured properly to wall in south side stairwell.	Stairway	Closed
61	The floor and every appurtenance, surface cover and finish is not maintained. Namely: Paint peeling on floor- 19th flr. central stairway.	Stairway	Closed
62	The electrical fixtures are not maintained in a safe and complete condition. Namely: Replace/repair all lens covers throughout the stairways and hallways where required.	Stairway/Hallway	Closed
63	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: Plaster repairs to wall are required to be painted to match existing wall finish.	Throughout Building	Closed
64	Previously finished surface(s) in the public area of the property is not maintained in good repair. All stairway exits, handrail surface has been defaced by wall paint. Repair is required.	Throughout Building	Closed
65	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. All holes in the wall/ceiling in the room beside the garbage chut room are required to be repaired.	Throughout Building	Closed
66	Attachment and/or the supporting structural member(s) is not capable of supporting all loads that they are subjected to. Namely: Handrail is secured properly to stairway wall.		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.**