

MLS Building Audit Program - Details

Property Address : 655 BRIAR HILL AVE

Legal Description: PLAN 1863 LOTS 37 TO 42 BATHURST ST FRTG

Roll No. : 1904113540007000000

Building : **655 BRIAR HILL AVE**

Report Date : January 18, 2019

Building Audit Date : October 01, 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 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	12 256431 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	5-Oct-12	30-NOV-13	100.00%
2	Property Standards	12 256435 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	5-Oct-12	31-JAN-13	100.00%
3	Property Standards	12 256480 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	5-Oct-12	03-JAN-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
3	Property Standards	12 256480 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	5-Oct-12	03-JAN-13	4-Jan-13

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Height of the guards for the exit stairs and ramp to underground are less than 1,070 millimetres around landings.	Exterior Of Building	Closed
2	The exterior metal surfaces have deteriorated paint. Namely, balcony guards and metal flashing	Exterior Of Building	Substantially Co
3	The pillar at main entrance has paint peeling	Exterior Of Building	Substantially Co
4	North west stairwell wall to parking garage has loose bricks	Exterior Of Building	Closed
5	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Exterior Of Building	Closed
6	The exterior east stairwell to lower level is not provided with a guard 1,070 millimeters high	Exterior Of Building	Closed
7	The chimney on south side of building has deteriorated mortar.	Exterior Of 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	12 256435 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	5-Oct-12	31-JAN-13	5-Apr-13

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Area of peeling and deteriorated paint.	Garage	Closed
2	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Garage	Closed
3	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.	Garage	Closed
4	Broken and damaged covers.	Garage	Closed
5	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.	Garage	Closed
6	The parking or storage garage pedestrian exit door is not equipped with fastenings that allow the door to be readily opened from the inside without requiring keys, special devices or specialized knowledge of the door's opening mechanism.	Garage	Closed
7	The parking or storage garage pedestrian exit door is not designed and/or installed to open in the direction of exit travel.	Garage	Closed
8	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Garage	Closed
9	Door providing access to a parking or storage garage has not been equipped with a latch that will prevent entry to the garage except by the use of a key, coded card or similar device.	Garage	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	12 256431 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	5-Oct-12	30-NOV-13	5-Feb-14

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lights not operating.	4th Floor	Closed
2	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.	Hall	Closed
3	Section of plaster missing.	Hall	Closed
4	Plaster popped out.	Hall	Closed
5	Communication system is not maintained in good repair and in operative condition.	Lobby	Closed
6	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
7	Paint on sills peeling and deteriorated.	Stairway	Closed
8	A window in a stairway that extends to less than 1,070 millimetres above the landing is not protected by a guard that is not less than 1,070 millimetres high measured to the top of the guard from the surface of the landing.	Stairway	Closed
9	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	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.	Stairway	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.	Stairway	Closed
12	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
13	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Stairway	Closed
14	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	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.**