

MLS Building Audit Program - Details

Property Address : 66 ISABELLA ST

Legal Description: PLAN R4944 PARTS 3 & 5 PLAN R4163 PARTS 1 3 & 4

Roll No. : 1904068460024000000

Building : **66 ISABELLA ST**

Report Date : **January 18, 2019**

Building Audit Date : **December 10, 2008**

**** 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	08 230045 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	23-Dec-08	23-JAN-09	100.00%
3	Property Standards	08 229940 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-Jan-09	06-FEB-09	100.00%
4	Property Standards	09 100573 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	8-Jan-09	08-FEB-09	100.00%
6	Property Standards	10 103795 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS Balconey guards There is an application to reconstruct building proposed completion of application is no 2011	Closed	22-Jan-10	30-JUN-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 103795 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS Balconey guards There is an application to reconstruct building proposed completion of application is no 2011	Closed	22-Jan-10	30-JUN-10	30-Dec-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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.	Exterior Of Building	Closed
2	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	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	08 230045 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	23-Dec-08	23-JAN-09	10-Mar-09

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 storage of items on balconies	Exterior Of Building	Closed
2	The exterior walls and their components are not being maintained in good repair.	North Side of Building	Closed
3	Roof drainage discharging at more than one hundred and fifty (150) millimeters above grade.	North Side of Building	Closed
4	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	North Side of Building	Closed
5	The guard(s) are not installed securely or maintained in good repair.	North Side of Property	Closed
6	Ramp curb not maintained in good repair.	North Side of Property	Closed
7	Exterior garbage containment area not screened.	North Side of Property	Closed
8	Exterior walkway not maintained in good repair.	North Side of Property	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	09 100573 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	8-Jan-09	08-FEB-09	10-Feb-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
2	The parking or storage garage walls and columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
3	The parking or storage garage pedestrian exit door does not have a reliable self-closing mechanism.	Underground Parking Area	Closed
4	The interior lighting of the building area does not meet the level of illumination specified for the area in the Ontario Building Code. Namely: 50 lux minimum.	Underground Parking Area	Closed
5	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
6	The ceilings in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
7	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
8	Floor not kept in a clean and sanitary condition	Underground Parking Area	Closed
9	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Underground Parking Area	Closed
10	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
11	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	08 229940 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-Jan-09	06-FEB-09	10-Mar-09

No. of defects contained within the Order : **30**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior door hardware is not maintained in good repair.	3rd Floor	Closed
2	Wall not maintained free of damaged material. (Namely Milk Box Door)	6th Floor	Closed
3	Floor and/or floor covering not kept free from stains.	8th Floor	Closed
4	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	12th Floor	Closed
5	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	14th Floor	Closed
6	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	15th Floor	Closed
7	Floor and/or floor covering not kept free from stains.	21st Floor	Closed
8	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	27th Floor	Closed
9	Interior door is not a good fit in its frame.	Basement	Closed
10	The floor drain is not maintained in good repair.	Basement	Closed
11	The plumbing system is not kept free from leaks or defects.	Basement	Closed
12	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	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	Interior lighting fixtures or lamps are not maintained in good repair.	Basement	Closed
15	The interior lighting of the building area does not meet the level of illumination specified for the area in the Ontario Building Code. Namely; 50 lux minimum.	Basement	Closed
16	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Basement	Closed
17	The electrical fixtures are not maintained in a safe and complete condition.	Basement	Closed
18	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
19	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Roof Of Building	Closed
20	The floor and every appurtenance, surface cover and finish is not maintained.	Stairway	Closed
21	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Stairway	Closed
22	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Stairway	Closed
23	The required handrail(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required handrail is not provided at a height between 800mm (31 inches) and 965mm (38 inches) on the stairs.	Stairway	Closed
24	The stairs are not maintained in good repair.	Stairway	Closed
25	The interior lighting of the building area does not meet the level of illumination specified for the area in the Ontario Building Code. Namely; 200 Lux Minimum	Throughout Building	Closed
26	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Throughout Building	Closed
27	The ventilation system (vent grille) is not regularly cleaned.	Throughout Building	Closed
28	The minimum level of 50 lux (4.6 foot candles) is not being provided to all passage and stairways when in use.	Throughout Building	Closed
29	Floor and/or floor covering not kept in a clean and sanitary condition	Throughout Building	Closed
30	The average level of 50 lux (4.6 foot candles) is not being provided to the corridor(s).	Throughout Building	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.**