

MLS Building Audit Program - Details

Property Address : 70 HEATH ST W

Legal Description: PLAN 546E PT BLK A PLAN 20 PT LOTS 32 & 33

Roll No. : 1904111340035000000

Building : **70 HEATH ST W**

Report Date : January 17, 2020

Building Audit Date : May 13, 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 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	13 167804 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	24-May-13	31-JUL-15	100.00%
2	Property Standards	13 169080 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	24-May-13	31-JUL-15	100.00%
3	Property Standards	13 169383 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	24-May-13	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
3	Property Standards	13 169383 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	24-May-13	31-JUL-15	9-Jul-15

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a garage is provided at less than 50 lux.		Closed
2	The parking or storage garage is used to keep junk or rubbish, to include bicycles.		Closed
3	The electrical receptacle are not maintained in good working order, namely missing receptacle covers and loose wires and conduits.		Closed
4	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks		Closed
5	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, namely more required.		Closed
6	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, namely more required.		Closed
7	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.		Closed
8	The walls, ceiling and columns in the parking or storage garage are not maintained free of holes, breaks or cracks, namely exposed rebar and ladder cracking.		Closed
9	The parking or storage garage walls, ceilings and columns are not painted white from sixty (60) centimeters above floor level.		Substantially Co
10	The parking or storage garage walls and columns from floor level to a height of sixty (60) centimeters are not painted black.		Substantially Co
11	Immediate action has not been taken to eliminate an unsafe condition, namely remove loose concrete.		Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	13 169080 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	24-May-13	31-JUL-15	9-Jul-15

No. of defects contained within the Order : 17

No. of defects that remain outstanding : 0

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion, namely regrade and provide ground cover where required.	70, 80 and 90 Heath St W - Exterior	Closed
2	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.		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.		Closed
4	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres		Closed
5	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres		Closed
6	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..		Closed
7	Walksand/or similar areas does not afford safe passage, namely damaged asphalt.		Closed
8	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.		Closed
9	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.		Closed
10	Immediate action has not been taken to eliminate an unsafe condition. Where the installation of window air-conditioners prevent a safety device from being installed, a report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that the installation of the air-conditioner has been done safe and securely; that there are no openings greater than one hundred (100) millimetres adjacent to the air conditioning unit and that the electrical supply and distribution in the suite is capable of safely operating the air conditioning unit. Also it must address any remedial action that must be taken in order to maintain its safe manner.		Closed
11	A window(s) which is capable of being opened, and is located in excess of two (2) metres from the finished grade, is not equipped with safety devices which would prevent any opening greater than one hundred (100) millimeters. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that acceptable safety devices have been installed on all subject windows in an acceptable manner, and that the subject windows are not capable of being opened in excess of one hundred (100) millimeters.		Closed
12	The exterior walls and their components are not being maintained in good repair, namely damaged brick at east side exit.		Closed
13	The balcony and/or the supporting structural member(s) is not being maintained free from defects and/or hazards, namely flower pots, trellises, etc.		Closed
14	The balcony slabs and/or the supporting structural member is not maintained in good repair, namely exposed rebar.		Closed
15	The balcony panels and/or the supporting structural member is not maintained in good repair, namely cracked glass panels.		Closed
16	Exterior steps and landing not maintained.		Closed
17	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.		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 167804 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	24-May-13	31-JUL-15	9-Jul-15

No. of defects contained within the Order : **25**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
2	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
3	The electrical connections are not maintained in a safe and complete condition. Namely replace Panels on Bell cabinets.	Locker Room	Closed
4	The ventilation system or unit is not regularly cleaned.	Throughout Building	Substantially Co
5	Adequate ventilation has not been provided.	Throughout Building	Closed
6	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely not self-closing self-latching, also missing dampers.	Throughout Building	Closed
7	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely missing draincovers.	Throughout Building	Closed
8	The electrical connections are not maintained in a safe and complete condition. Namely replace ALL missing coverplates in all locations to include service rooms.	Throughout Building	Closed
9	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely replace ceiling opening with access hatches where required.	Throughout Building	Closed
10	Laundry room and the facilities, amenities and associated equipment is not maintained in good repair. Namely clean behind machines.	Throughout Building	Closed
11	Lighting in a service stairway is provided at less than 50 lux.	Throughout Building	Closed
12	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Closed
13	Lighting in a storage room is provided at less than 50 lux.	Throughout Building	Closed
14	Corridor serving patients or residents is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Throughout Building	Closed
15	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Throughout Building	Closed
16	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Throughout Building	Closed
17	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Throughout Building	Closed
18	A window in a stairway that extends to less than 1,070 millimetres above the landing is protected by a guard that is less than 1,070 millimetres high measured to the top of the guard from the surface of the landing.	Throughout Building	Closed
19	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Throughout Building	Closed
20	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Throughout Building	Closed
21	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.	Throughout Building	Closed
22	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
23	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
24	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
25	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely paint walls.	Washroom	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.**