

**MLS Building Audit Program - Details**

**Property Address : 75 BROADWAY AVE**

Legal Description: PLAN 806 LOT 40 & PT LOTS 41 & 42 R833 PART 1

Roll No. : 1904104180021000000

Building : **75 BROADWAY AVE**

**Report Date : January 17, 2020**

**Building Audit Date : February 22, 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 127280 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	7-Mar-12	04-SEP-12	100.00%
2	Property Standards	12 128639 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Mar-12	04-SEP-12	100.00%
3	Property Standards	12 130058 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Mar-12	30-NOV-12	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
2	Property Standards	12 128639 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Mar-12	04-SEP-12	30-Apr-13

No. of defects contained within the Order : **10**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Exterior Of Building	Closed
2	The yard does not have suitable ground cover to prevent recurrent ponding of water.	Exterior Of Building	Substantially Co
3	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	Exterior Of Building	Closed
4	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Exterior Of 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.	Exterior Of Building	Closed
6	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Exterior Of Building	Closed
7	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..	Ramp	Closed
8	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Ramp	Closed
9	Immediate action has not been taken to eliminate an unsafe condition. Where window air-conditioner's installation prevents 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 acceptable to ensure that the installation of the air-conditioner is 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.	Throughout Building	Closed
10	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.	Throughout 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	12 127280 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	7-Mar-12	04-SEP-12	30-Apr-13

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, to include undue storage.	Underground Parking Area	Closed
2	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks, and are not impervious to water.	Underground Parking Area	Closed
3	Lighting in a service room is provided at less than 200 lux.	Underground Parking Area	Closed
4	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
5	The floor drain is not maintained in good repair, namely damaged floor grate.	Underground Parking Area	Closed
6	The electrical connections are not maintained in a safe and complete condition, namely loose and unsecured wires.	Underground Parking Area	Closed
7	The electrical fixtures are not maintained in a safe and complete condition, namely missing and/or unsecured covers at electrical boxes, switches and receptacles.	Underground Parking Area	Substantially Co
8	The electrical fixtures are not maintained in a safe and complete condition, namely missing cover at electrical box.	Underground Parking Area	Closed
9	Extension cords or other extensions are used as a permanent wiring system.	Underground Parking Area	Closed
10	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Closed
11	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, and are not impervious to water.	Underground Parking Area	Closed
12	Lighting in a storage room is provided at less than 50 lux.	Underground Parking Area	Closed
13	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
14	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely missing door knob and locking mechanism.	Underground Parking Area	Closed
15	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely door not capable of being locked and/or secured.	Underground Parking Area	Closed
16	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely unsecured vent unit cover.	Underground Parking Area	Closed
17	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Underground Parking Area	Closed
18	The electrical fixtures are not maintained in a safe and complete condition, namely unsecured cover at heat detector.	Underground Parking Area	Closed
19	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
20	Interior lighting fixtures or lamps have not been installed, namely missing bulbs and cover.	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	12 130058 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Mar-12	30-NOV-12	30-Apr-13

No. of defects contained within the Order : **27**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely mats.	7th Floor	Closed
2	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	Boiler Room	Closed
3	A retaining wall exceeding 1,000 millimetres in exposed height is not protected by a guard on the open side where access is provided.	Boiler Room	Closed
4	Door hardware/devices are not maintained in good repair.	Electrical Room	Substantially Co
5	Elevator part(s) and appendages are not maintained in good repair and operational, namely doors of mechanisms.	Elevator	Substantially Co
6	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely broken tiles.	Garbage Room	Closed
7	The electrical connections are not maintained in good working order, namely loose wires.	Hall	Closed
8	Floor and/or floor covering not kept in a clean and sanitary condition, namely clean behind machines	Laundry Room	Substantially Co
9	The roof or one of its component is not free from leaks, specifically provide report from a qualified person as to the condition of the roof.	Roof Of Building	Closed by PS Cr
10	The electrical fixtures are not maintained in good working order, namely missing fixtures, missing light bulbs and fixture covers.	Roof Of Building	Closed
11	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed
12	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Stairway	Closed
13	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
14	Immediate action has not been taken to eliminate an unsafe condition, namely the ladder to roof hatch requires moving.	Stairway	Closed
15	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
16	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Stairway	Closed
17	Walls and ceilings not maintained free of holes, cracks, damaged and deteriorated materials, namely plaster and paint.	Storage Room	Closed
18	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely remove junk.	Storage Room	Substantially Co
19	Lighting in a storage room is provided at less than 50 lux.	Storage Room	Closed
20	The electrical receptacle are not maintained in good working order, namely missing receptacle covers.	Storage Room	Closed
21	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Throughout Building	Closed
22	Walls and ceilings constructed for the purpose of separation is not maintained in a good state of repair.	Throughout Building	Closed
23	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely self closers and dampers required in garbage chutes, where required.	Throughout Building	Substantially Co
24	Floor and/or floor covering not kept in a clean and sanitary condition	Throughout Building	Closed
25	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Closed

26	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.	Throughout Building	Closed
27	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively, namely damaged and missing doors and overstorage in the lockers.		Closed

## Part III - Apartment Unit Activity Summary for Property Standards Orders :

<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>0</b>
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.**