

MLS Building Audit Program - Details

Property Address : 77 HOWARD ST

Legal Description: PLAN R2876 PT LOTS 1 TO 5

Roll No. : 1904074440002000000

Building : **77 HOWARD ST**

Report Date : January 17, 2020

Building Audit Date : July 27, 2016

**** 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	Graffiti	16 199118 GRA 00 IV		Closed	27-Jul-16	02-AUG-16	N/A**
2	Property Standards	16 198245 PRS 00 IV		Closed	11-Aug-16	01-SEP-16	100.00%
3	Property Standards	16 201362 PRS 00 IV		Closed	11-Aug-16	12-SEP-16	100.00%
4	Property Standards	16 201498 PRS 00 IV		Closed	11-Aug-16	11-NOV-16	100.00%
5	Property Standards	16 201895 PRS 00 IV		Closed	11-Aug-16	05-JUN-17	100.00%
6	Property Standards	16 202928 PRS 00 IV		Closed	11-Aug-16	10-OCT-17	100.00%
7	Property Standards	16 203154 PRS 00 IV		Closed	11-Aug-16	11-AUG-17	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	16 198245 PRS 00 IV		Closed	11-Aug-16	01-SEP-16	7-Sep-16

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 but not limited to remove all loose and hanging concrete throughout. Particularly, but not limited to the area around spaces 118 / 119 which is supported by props. Also to include the ceilings over the ramp down to the lower level and horizontal cracks on ledge beam in the area of spaces 38-44.	Throughout	Closed
2	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 but not limited to several apparently abandoned vehicles throughout underground parking garage.	Throughout	Closed
3	The parking or storage garage is used to keep junk or rubbish. Namely but not limited to storage of junk by spaces 162, 163, 70, 71, 65	Throughout	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	16 201362 PRS 00 IV		Closed	11-Aug-16	12-SEP-16	14-Oct-16

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Dwelling unit window that is capable of being opened has no screen. Namely, numerous damaged and missing screens throughout.	Exterior of building	Closed
2	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 Owner/Property Manager, 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. Namely numerous unit windows, throughout.	Exterior of building	Closed
3	Immediate action has not been taken to eliminate an unsafe condition. Namely but not limited to wooden structures on balconies of unit numbers PH1, 511, and 711. Window / flower box overhanging balcony unit number 1609.	Exterior.	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
7	Property Standards	16 203154 PRS 00 IV		Closed	11-Aug-16	11-AUG-17	1-Dec-17

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Driveway(s) and/or similar areas not maintained. Namely but not limited to potholes in driveway.	Driveway	Closed
2	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained so as parking space marking are to be clearly visible.	Exterior	Closed
3	The plumbing fixture(s) and/or appliance is not maintained in good working order. Namely missing drain cover exterior by garbage bins.	Exterior	Closed
4	The opening in an exterior wall is not protected by suitable materials to prevent the entry of rodents, vermin and/or insects. Namely damaged ventilation grate on south-side of building leading to laundry room.	Exterior	Closed
5	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely but not limited to peeling and deteriorated paint on balcony edges and undersides, especially 2nd and 3rd floors. Including entrance canopy sides and underside.	Exterior of building	Closed
6	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion. namely but not limited to dirt area on north side of building.	Yard	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
6	Property Standards	16 202928 PRS 00 IV		Closed	11-Aug-16	10-OCT-17	1-Dec-17

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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. Namely exit door by bay #138.	Garage	Closed
2	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks throughout. Namely but not limited to cracks in wall in area of bays #38-44.	Garage	Closed
3	The parking or storage garage walls painted surface is not maintained in a state of good repair. namely fading and peeling paint on walls throughout garage.	Garage	Closed
4	The floor drain is not maintained in good repair. Namely missing drain cover close to bay #138	Garage	Closed
5	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely but not limited to cracks and de-lamination of concrete floor at the base of column by bay #216.	Garage	Closed
6	The parking or storage garage columns painted surface is not maintained in a state of good repair. Namely faded and peeling black paint on columns, throughout garage.	Garage	Closed
7	The walls, floors, ceilings and columns in the parking or storage garage are not impervious to water. Namely but not limited to water ingress around exit stairwell by bay #138.	Garage	Closed
8	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, throughout. Namely but not limited to ceiling by bays #118/119 and ceiling of ramp down into underground lot.	Garage	Closed
9	The foundation wall(s) of the building or structure are not being maintained in good repair. Namely but not limited to water ingress / pooling water in various spaces including opposite pump room and also walls leading to exit stairwells, throughout.	Garage	Closed
10	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Namely but not limited to peeling paint on ceilings throughout parking structure.	Garage	Closed
11	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely peeling paint in stairwell walls, ceilings and stair surfaces.	garage stairwells	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	16 201895 PRS 00 IV		Closed	11-Aug-16	05-JUN-17	30-Jun-17

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely cracking paint on wall of garbage chute.	12th Floor.	Closed
2	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely missing tile from wall of garbage chute room.	14th Floor	Closed
3	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely bent and insecure door to water shut-off valve in basement laundry room.	Basement	Closed
4	Interior lighting fixtures or lamps are not maintained. Namely but not limited to missing cover from light unit in washroom of basement laundry room.	Basement	Closed
5	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely holes in wall and missing plaster around door of bicycle room 1.	Bicycle room 1	Closed
6	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely cracked bricks around doorway of compactor room.	Compactor room.	Closed
7	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely plaster pops on walls.	Corridor	Closed
8	Interior lighting fixtures or lamps are not maintained. Namely burnt out light unit outside unit number 604.	Corridor	Closed
9	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely plaster patches on corridor walls floor 16.	Corridor	Closed
10	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. Namely 1st floor corridor.	Corridor.	Closed
11	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely flaking paint on walls of basement corridors.	Corridors	Closed
12	Lighting in a service room is provided at less than 200 lux.	Fire alarm control room.	Closed
13	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely peeling paint on walls of chute room.	Garbage chute room	Closed
14	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. namely but not limited to hole in wall of garbage chute room.	Garbage chute room	Closed
15	Wall(s) not maintained clean. Namely dirty walls in 3rd floor garbage chute room.	Garbage chute room	Closed
16	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents. Namely missing drain cover in meter room.	Meter room	Closed
17	The foundation wall(s) of the building or structure are not being maintained in good repair. Namely water penetration visible in meter room.	Meter room	Closed
18	Previously finished surface in the public area of the property is not maintained in good repair. Namely flaking paint on ceiling of recreation room.	Recreation room	Closed
19	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely hole in ceiling of closet off recreation room.	Recreation room (Closet off)	Closed
20	Interior lighting fixtures or lamps are not maintained. Namely burnt out lamps.	Sprinkler room	Closed
21	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely holes in concrete walls, sprinkler room.	Sprinkler room.	Closed
22	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely stairway from penthouse level to roof.	Stairway	Closed
23	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely stairway from penthouse level to roof, not maintained.	Stairway	Closed
24	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely floor surface in west stairwell between floors 8 and 7.	Stairwell West	Closed
25	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely missing covers from light units throughout stairwells.	Stairwells	Closed

26	Lighting in a service room is provided at less than 200 lux.	Storage water room	Closed
27	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely missing, dirty and damaged ventilation grilles throughout building in corridors, common areas and service rooms. To include missing grille in storage water room.	Throughout building	Closed
28	Previously finished surface(s) in the public area of the property is not maintained in good repair. namely but not limited to elevator doors and frames throughout have scratched and chipped paint.	Throughout building.	Closed
29	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely missing or damages baseboards, throughout.	Throughout.	Closed
30	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely numerous unit entrance doors throughout have peeling and flaking paint.	Unit doors.	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	16 201498 PRS 00 IV		Closed	11-Aug-16	11-NOV-16	9-Dec-16

No. of defects contained within the Order : **36**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical receptacle are not maintained in good working order. namely bend and insecure duplex cover in bicycle room.	Bicycle room	Closed
2	The electrical connections are not maintained in good working order. Namely loose and hanging electrical boxes on ceiling.	Compactor room	Closed
3	The electrical connections are not maintained in good working order. Namely loose wiring in corridor outside sprinkler room.	Corridor outside sprinkler room	Closed
4	The electrical connections are not maintained in good working order. Namely loose wiring over door outside tilers room.	Corridor outside tilers room	Closed
5	Interior lighting fixtures or lamps are not maintained. Namely burnt out light fixtures in decommissioned pool area.	Decommissioned pool area.	Closed
6	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Namely storage of debris on floor area.	Decommissioned pool area.	Closed
7	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely but not limited to defective door closers and latches on corridor exit doors, garbage chute room doors, decommissioned swimming pool access door and electrical closet room doors	Doors	Closed
8	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Namely floor of electrical closet has wiring debris.	Electrical closet	Closed
9	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely holes in firestop floors within electrical closets, throughout.	Electrical closet rooms	Closed
10	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely metal cages detached from light units.	Elevator room	Closed
11	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Namely lower and main levels of elevator room - junk on floor.	Elevator room	Closed
12	The electrical connections are not maintained in good working order. Namely missing electrical box cover plate.	Elevator room	Closed
13	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Namely but not limited to garbage on floor.	Entrance to elevator room.	Closed
14	The electrical connections are not maintained in good working order. Namely missing cover door on electrical panel.	Fire alarm control room	Closed
15	The electrical receptacle are not maintained in good working order. Namely missing duplex cover plate.	Fire alarm control room	Closed
16	The electrical connections are not maintained in good working order. Namely but not limited to missing cover from electrical box by bay #96.	Garage	Closed
17	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely inoperative chute retractor mechanisms, throughout.	Garbage chute rooms	Closed
18	The electrical receptacle are not maintained in good working order. Namely burnt electrical duplex receptacle.	Laundry room	Closed
19	The electrical connections are not maintained in good working order. namely exposed wiring, no cover on basement ceiling.	Laundry room	Closed
20	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely hole in ceiling - Missing doors for hatches.	Laundry room	Closed
21	The electrical connections are not maintained in good working order. Namely loose wiring on wall and extension cord coming from light unit.	Locker room 12	Closed
22	The electrical connections are not maintained in good working order. Namely missing conduit box cover.	Locker room 21	Closed
23	The electrical fixtures are not maintained in good working order. Namely electrical fan insecure, hanging from wire on wall.	Locker room 21.	Closed
24	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Namely locker room floors dirty and cluttered with debris / junk throughout.	Locker rooms	Closed

25	The electrical connections are not maintained in good working order. Namely missing electrical cover plate over lockers and over distribution panel.	Meter room	Closed
26	The electrical connections are not maintained in good working order. Namely loose wires not capped.	Meter room.	Closed
27	The electrical connections are not maintained in good working order. Namely missing cover from electrical conduit box on wall by pump room.	Parking garage.	Closed
28	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. Namely roof access ladder positioned next to landing guard, penthouse level west stairwell.	Penthouse level	Closed
29	The electrical connections are not maintained in good working order. Namely exposed wiring on two electrical boxes on covered porch canopy.	Porch canopy	Closed
30	The electrical switches are not maintained in good working order. Namely missing switch cover plate.	Recreation room	Closed
31	The electrical switches are not maintained in good working order. Namely missing switch cover, staff room.	Staff room	Closed
32	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely broken glass cover on light outside stairwell exit on roof.	Stairwell exit	Closed
33	The electrical connections are not maintained in good working order. Namely missing door from electrical panel.	Storage water room	Closed
34	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	Ventilation system	Closed
35	Extension cords or other extensions are used as a permanent wiring system. Namely - superintendents workshop.	Workshop	Closed
36	The electrical connections are not maintained in good working order. Namely exposed wiring over bench in superintendents workshop.	Workshop	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.**