

MLS Building Audit Program - Details

Property Address : 871 COLLEGE ST

Legal Description: PLAN 382 PT LOT 12

Roll No. : 1904043290019000000

Building : **871 COLLEGE ST**

Report Date : January 18, 2019

Building Audit Date : October 01, 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 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	13 244623 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	8-Oct-13	08-OCT-14	100.00%
2	Property Standards	13 244626 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	8-Oct-13	05-FEB-14	100.00%
4	Property Standards	13 244697 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	8-Oct-13	23-DEC-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
4	Property Standards	13 244697 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	8-Oct-13	23-DEC-13	24-Dec-13

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in other similar exterior area is provided at less than 10 lux at ground or tread level. Namely; front entrance, walkway at west side, fire escapes and rear yard area.	Exterior Of Building	Closed
2	Eavestrough and downpipe not provided.	Garage	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 244626 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	8-Oct-13	05-FEB-14	6-Feb-14

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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.	Interior of Building	Closed
2	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
3	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
4	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed
5	Paint peeling on window ledge.	Stairway	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 244623 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	8-Oct-13	08-OCT-14	8-Oct-14

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Concrete retaining wall is bulging outward and is cracking.	East Side of Building	Closed
2	The required guard has members, attachments or openings that will facilitate climbing.	East Side of Building	Closed
3	Required guard does not prevent the passage of a spherical object having a diameter of 100 millimetres	East Side of Building	Closed
4	Required guard does not prevent the passage of a spherical object having a diameter of 100 millimetres	Rear	Closed
5	Surface to which access is provided for other than maintenance purpose (such as steps, landing, ramp, porche, balcony, walkway) is not protected by a guard with a minimum height of 1,070 mm or wall for the length where the difference in elevation is more tan 600mm between walking surface and adjacent surface.	Rear	Closed
6	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Rear	Closed
7	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.	Rear	Closed
8	The required guard has members, attachments or openings that will facilitate climbing.	Rear	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.**