

MLS Building Audit Program - Details

Property Address : 931 AVENUE RD

Legal Description: PLAN 637E S PT LOT 6 N PT LOT 7

Roll No. : 1904114270014000000

Building : **931 AVENUE RD**

Report Date : January 17, 2020

Building Audit Date : April 17, 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 152046 PRS 00 IV		Closed	26-Apr-13	30-OCT-15	100.00%
2	Property Standards	13 152356 PRS 00 IV		Closed	26-Apr-13	30-OCT-15	100.00%
3	Property Standards	13 152358 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	26-Apr-13	23-OCT-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
2	Property Standards	13 152356 PRS 00 IV		Closed	26-Apr-13	30-OCT-15	30-Aug-18

No. of defects contained within the Order : **14**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Guard with a minimum height of 1,070 millimetres has not been provided at a raised floor where the difference in level is more than 600 millimetres.	Exterior	Closed
2	Exterior walkway not maintained.	Exterior	Closed
3	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..	Exterior	Closed
4	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Exterior	Closed
5	Dwelling unit window that is capable of being opened has screen that is not maintained in good repair and free from defects or missing components. Namely; damaged screen where required	Exterior Of Building	Closed
6	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.	Exterior Of Building	Closed
7	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
8	Exterior window not maintained in good repair. Namely; damaged window sill caps.	Exterior Of Building	Closed
9	Guard with a minimum height of 1,070 millimetres has not been provided at a balcony where the difference in level is more than 600 millimetres..	Exterior Of Building	Closed
10	The exterior walls and their components are not being maintained in good repair. Namely; Spalling Brick where required.	Exterior Of Building	Closed
11	The exterior walls and their components are not being maintained in good repair.	Ramp	Closed
12	The exterior walls and their components are not being maintained in good repair. Namely; pointing of brick where required.	Throughout	Closed
13	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
14	Immediate action has not been taken to eliminate an unsafe condition. Where window air-conditioners 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 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.	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	13 152046 PRS 00 IV		Closed	26-Apr-13	30-OCT-15	30-Aug-18

No. of defects contained within the Order : 15

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 repair and refinish.		Closed
2	Communication system identifies the tenant by unit number.		Closed
3	The property is not maintained and/or kept clean in accordance with the standards, namely remove storage above water pipes.		Closed
4	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.		Closed
5	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely mats, shoes and storage.		Closed
6	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.		Substantially Co
7	Lighting in a laundry room is provided at less than 200 lux.		Substantially Co
8	Lighting in a service room is provided at less than 200 lux.		Substantially Co
9	Lighting in a storage room is provided at less than 50 lux.		Closed
10	A window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres.		Closed
11	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.		Closed
12	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.		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.		Closed
14	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres		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.		Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	13 152358 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	26-Apr-13	23-OCT-13	31-Jul-14

No. of defects contained within the Order : **17**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a garage is provided at less than 50 lux.	Garage Area	Closed
2	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Garage Area	Closed
3	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level.	Garage Area	Closed
4	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Garage Area	Closed
5	The parking or storage garage is used to keep junk or rubbish.	Garage Area	Closed
6	The garage door that is equipped with an automatic closing mechanism is not equipped with a sensing device that does not allow the door to close when any person, animal or object is crossing its path.	Garage Area	Closed
7	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires.	Garage Area	Closed
8	The electrical connections are not maintained in a safe and complete condition. Namely; missing cover plates.	Garage Area	Closed
9	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks	Garage Area	Closed
10	Large safe-exit arrows are not displayed on safe-exit doors 1.5 metres above the floor, measured from the center of the arrow to the floor, with the arrow pointing down.	Garage Area	Closed
11	The parking or storage garage does not have a designated safe-exit route.	Garage Area	Closed
12	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.	Garage Area	Closed
13	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.	Garage Area	Closed
14	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.	Garage Area	Closed
15	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.	Garage Area	Closed
16	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Garage Area	Closed
17	The parking or storage garage ceiling are not painted white.	Garage Area	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.**