



McNab/Braeside Fire Department  
2473 Russett Drive, Arnprior, Ontario K7S 3G8  
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## ONTARIO FIRE CODE

Reg. 213/07 as amended

### SECTION 2.13 INSTALLATION OF SMOKE ALARMS

#### Subsection 2.13.1. Application and Responsibility

##### *Application*

- 2.13.1.1. (1) Subject to Sentences (2) and (3), this Section applies to **suites of residential occupancy** and sleeping rooms not within a **dwelling unit**.
- (2) This Section does not apply to **buildings** that are subject to Part 9.
- (3) This Section does not apply if **smoke alarms** have been installed in the **dwelling unit** or sleeping room not within a **dwelling unit** in accordance with the **Building Code** as it read on or after April 6, 1998.

##### *Landlord is responsible*

- 2.13.1.2. Despite the definition of **owner** in Article 1.4.1.2. of Division A, in the case of a rental **suite**, only the landlord shall be considered to be the **owner** for the purpose of applying Article 1.2.1.1. of Division A to this Section.

#### Subsection 2.13.2. Installation Requirements

##### *Installation requirements*

- 2.13.2.1. (1) A **smoke alarm** shall be installed
- (a) if a sleeping area in a **dwelling unit** is served by a hallway, in the hallway,
  - (b) if a sleeping area in a **dwelling unit** is not served by a hallway, between the sleeping area and the remainder of the **dwelling unit**,
  - (c) if a sleeping room is not within a **dwelling unit**, in the sleeping room, and
  - (d) on each **storey** without a sleeping area in a **dwelling unit**.
- (2) A **smoke alarm** shall
- (a) be permanently connected to an electrical circuit with no disconnect switch between the overcurrent device and the **smoke alarm**, or
  - (b) be battery-operated.
- (3) A **smoke alarm** shall meet the requirements of CAN/ULC-S531, "Standard for Smoke Alarms".

### SECTION 6.3 ALARM AND VOICE COMMUNICATION SYSTEMS FOR LIFE SAFETY

#### Subsection 6.3.3. Smoke Alarms — Maintenance and Testing

##### *Application*

- 6.3.3.1. (1) This Subsection applies to **smoke alarms** in
- (a) **suites of residential occupancy**,
  - (b) **guest suites**,
  - (c) sleeping rooms not within a **dwelling unit**, and
  - (d) **other occupancies** in which smoke alarms are required by the **Building Code**.



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#### *Landlord is responsible*

6.3.3.2. Despite the definition of **owner** in Article 1.4.1.2. of Division A, in the case of a rental **suite**, only the landlord shall be considered to be the **owner** for the purpose of applying Article 1.2.1.1. of Division A to this Subsection.

#### *Duty to maintain in operating condition*

- 6.3.3.3. (1) **Smoke alarms** shall be maintained in operating condition.
- (2) Primary and secondary power supplies that serve **smoke alarms** shall be maintained in operating condition.
- (3) If the **Building Code** requires a visual signalling component that is integral with or connected to a **smoke alarm**, the visual signalling component shall be maintained in operating condition.

#### *Maintenance instructions to be given to tenant*

6.3.3.4. The landlord of each rental **suite** shall give the tenant a copy of the **smoke alarm** manufacturer's maintenance instructions or **approved** alternative maintenance instructions.

#### *Tenant to notify landlord*

- 6.3.3.5. (1) A tenant of a rental **suite** shall notify the landlord as soon as the tenant becomes aware that
- (a) a **smoke alarm** in the unit is disconnected,
- (b) a **smoke alarm** in the unit is not operating, or
- (c) the operation of a **smoke alarm** in the unit is impaired.

#### *Disabling prohibited*

6.3.3.6. No person shall disable a **smoke alarm**.

#### *Replacement*

- 6.3.3.7. (1) A **smoke alarm** shall be replaced within the time frame indicated in the manufacturer's instructions.
- (2) When a **smoke alarm** is replaced
- (a) in the case of a **suite subject to Part 9**, the replacement shall not provide a lower level or type of protection than that required by Part 9,
- (b) in the case of a **suite not subject to Part 9** that was constructed on or after April 6, 1998, the replacement shall not provide a lower level or type of protection than that required by the **Building Code** in effect at the time of construction of the **suite**, and
- (c) in the case of a **suite** not subject to Part 9 that was constructed before April 6, 1998, the replacement shall not provide a lower level or type of protection than that required by Article 2.13.2.1.
- (3) The **Chief Fire Official** may **approve** an alternative to a requirement of Sentence (2) if, in the opinion of the **Chief Fire Official**, the alternative provides fire safety protection equivalent to or greater than the fire safety protection that would be provided by the requirement.

#### *Testing*

- 6.3.3.8. (1) This Article applies to rental **suites**.
- (2) The landlord shall **test smoke alarms** annually and after every change in tenancy.
- (3) The landlord shall **test** battery-operated **smoke alarms** after the battery is replaced.
- (4) The landlord shall **test smoke alarms** that are connected to an electrical circuit after any change is made to the electrical circuit.
- (5) For the purposes of Sentences (2), (3) and (4), **smoke alarms** shall be **tested** by activating the **smoke alarm** test feature.
- (6) If the **Building Code** requires a visual signalling component that is integral with or connected to a **smoke alarm**, the landlord shall ensure that any **test** of the **smoke alarm** required by Sentences (2) to (4) activates the visible signalling component.



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### SECTION 2.16 INSTALLATION OF CARBON MONOXIDE ALARMS

#### Subsection 2.16.1. Application and Responsibility

##### *Application*

2.16.1.1. (1) Subject to Sentence (2), this Section applies to every **building** that contains a **residential occupancy** and

- (a) a fuel-burning **appliance**,
- (b) a fireplace, or
- (c) a **storage garage**.

(2) This Section applies

- (a) as of April 15, 2015, in the case of **buildings** that contain no more than six **suites of residential occupancy**, and
- (b) as of October 15, 2015, in the case of **buildings** that contain more than six **suites of residential occupancy**.

##### *Landlord is responsible*

2.16.1.2. Despite the definition of **owner** in Article 1.4.1.2. of Division A, in the case of a rental **suite of residential occupancy**, only the landlord shall be considered to be the **owner** for the purpose of applying Article 1.2.1.1. of Division A to this Section.

#### Subsection 2.16.2. Installation Requirements

##### *Installation requirements*

2.16.2.1. (1) If a fuel-burning **appliance** or a fireplace is installed in a **suite of residential occupancy**, a carbon monoxide alarm shall be installed adjacent to each sleeping area in the **suite**.

(2) If a fuel-burning **appliance** associated with **building** services is installed in a **building**, but not within a **suite of residential occupancy**, a carbon monoxide alarm shall be installed

- (a) in the **service room** or area where the **appliance** is installed,
- (b) adjacent to each sleeping area in each **suite of residential occupancy** that has a common wall or common floor/ceiling assembly with the **service room** or area where the **appliance** is installed, and
- (c) adjacent to sleeping rooms that are not within a **dwelling unit**.

(3) If a **building** contains a **storage garage**, a carbon monoxide alarm shall be installed

(a) adjacent to each sleeping area in each **suite of residential occupancy** that has a common wall or common floor/ceiling assembly with the **storage garage**, and

(b) adjacent to sleeping rooms that are not within a **dwelling unit**.

(4) A carbon monoxide alarm shall

- (a) be permanently connected to an electrical circuit with no disconnect switch between the overcurrent device and the carbon monoxide alarm,
- (b) be battery-operated, or
- (c) be plugged into an electrical receptacle.

(5) A carbon monoxide alarm shall meet the requirements of CSA-6.19, "Residential Carbon Monoxide Alarming Devices" or UL 2034, "Single and Multiple Station Carbon Monoxide Alarms".





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- (6) A carbon monoxide alarm shall be mechanically fixed, attached, plugged in or placed at the manufacturer's recommended height or, if the manufacturer has not recommended a height, on or near the ceiling.
- (7) A carbon monoxide alarm that is installed adjacent to a sleeping area shall be equipped with an alarm that is audible throughout the sleeping area, even if any doors between the carbon monoxide alarm and any parts of the sleeping area are closed.

#### Subsection 6.3.4. Carbon Monoxide Alarms — Maintenance and Testing

##### *Application*

6.3.4.1. This Subsection applies to carbon monoxide alarms in **buildings** containing a **residential occupancy**.

##### *Landlord is responsible*

6.3.4.2. Despite the definition of **owner** in Article 1.4.1.2. of Division A, in the case of a rental **suite of residential occupancy**, only the landlord shall be considered to be the **owner** for the purpose of applying Article 1.2.1.1. of Division A to this Subsection.

##### *Duty to maintain in operating condition*

- 6.3.4.3. (1) Carbon monoxide alarms shall be maintained in operating condition.
- (2) Primary and secondary power supplies that serve carbon monoxide alarms shall be maintained in operating condition.

##### *Maintenance instructions to be given to tenant*

6.3.4.4. The landlord of each rental **suite of residential occupancy** shall give the tenant a copy of the carbon monoxide alarm manufacturer's maintenance instructions or **approved** alternative maintenance instructions.

##### *Tenant to notify landlord*

- 6.3.4.5. (1) A tenant of a rental **suite of residential occupancy** shall notify the landlord as soon as the tenant becomes aware that
- (a) a carbon monoxide alarm in the unit is disconnected,
  - (b) a carbon monoxide alarm in the unit is not operating, or
  - (c) the operation of a carbon monoxide alarm in the unit is impaired.

##### *Disabling prohibited*

6.3.4.6. No person shall disable a carbon monoxide alarm.

##### *Replacement in certain buildings*

- 6.3.4.7. (1) Subject to Sentence (2), this Article applies to every **building** that contains a **residential occupancy** and
- (a) a fuel-burning **appliance**,
  - (b) a fireplace, or
  - (c) a **storage garage**.
- (2) This Article applies



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- (a) as of April 15, 2015, in the case of **buildings** that contain no more than six **suites of residential occupancy**, and
- (b) as of October 15, 2015, in the case of **buildings** that contain more than six **suites of residential occupancy**.
- (3) A carbon monoxide alarm shall be replaced within the time frame indicated in the manufacturer's instructions.
- (4) Despite Section 2.16, when a carbon monoxide alarm is replaced in a **suite of residential occupancy** constructed on or after August 6, 2001, the replacement
  - (a) shall not provide a lower level or type of carbon monoxide protection than that required by the **Building Code** as it read on the day the **suite** was constructed, and
  - (b) shall comply with CSA-6.19, "Residential Carbon Monoxide Alarming Devices" or UL 2034, "Single and Multiple Station Carbon Monoxide Alarms".
- (5) When a carbon monoxide alarm is replaced in a **suite of residential occupancy** constructed before August 6, 2001, the replacement carbon monoxide alarm shall meet the requirements of Article 2.16.2.1.
  
- (6) The **Chief Fire Official** may **approve** an alternative to a requirement of Sentence (4) or (5) if, in the opinion of the **Chief Fire Official**, the alternative provides life safety protection equivalent to or greater than the life safety protection that would be provided by the requirement.

#### *Testing*

- 6.3.4.8. (1) This Article applies to rental **suites of residential occupancy**.
- (2) The landlord shall **test** carbon monoxide alarms annually and after every change in tenancy.
- (3) The landlord shall **test** battery-operated carbon monoxide alarms after the battery is replaced.
- (4) The landlord shall **test** carbon monoxide alarms that are connected to an electrical circuit after any change is made to the electrical circuit.
- (5) For the purposes of Sentences (2), (3) and (4), carbon monoxide alarms shall be **tested** by activating the carbon monoxide alarm test feature.