



Black River-Matheson Fire Department

New Smoke Alarm Legislation Under The Ontario Fire Code **Effective March 1, 2006**

Every home in Ontario must have a working smoke alarm on every storey and outside all sleeping areas. **IT IS THE LAW.**

Homeowners and landlords are responsible for their installation.

Maintenance forms for landlords are available at the Township Office at 429 Park Lane.

If you have any questions, please call 273-2313 or 273-2106.

Smoke Alarms Save Lives

Telephone: 705-273-2313

Fax: 705-273-2140

Fire Chief E-mail : firechief@blackriver-matheson.com

Landlord-Tenant Responsibilities for Smoke Alarms Under the Ontario Fire Code (OFC)

The Black River-Matheson Fire Department would like to remind all owners of residential properties that they are responsible for the installation and maintenance of all required smoke alarms.

Minimum annual inspections of alarm maintenance should be done. Record of smoke alarm maintenance should be kept in order to prove "Due Diligence."

We recommend that both parties sign the forms.

The Black River-Matheson Department has maintenance forms available.

Tenants are responsible for notifying the landlord of any malfunctions, battery requirements, or other problems with alarms. For their own safety they should test them monthly.

It is illegal to intentionally disable a smoke alarm to make it inoperable (removing batteries, disconnecting electronically powered alarms, and removing alarms from their required location.)

Smoke Alarms Save Lives

Smoke Alarm Maintenance Information for Tenants
and Occupants in Rental Units

The Ontario Fire Code requires that every place of residence have smoke alarms installed and kept in working condition. Smoke alarms are very important for the safety of you and your neighbors by giving early warning of fire. Your landlord is responsible for installing smoke alarms and keeping them in working condition, including testing, repairs and replacement as necessary. Your landlord must also act to correct any problems or concerns you report about the operation of your smoke alarm, failure to do so may result in a \$ 235 fine.

Your residence has been provided with a smoke alarm (s) that is

Battery operated

Hard-wired

A summary of main features and the operation of the smoke alarm have been prepared by the landlord and is attached.

For your protection, you are encouraged to take part in ensuring that the smoke alarms are operational and to co-operate with the landlord in carrying out the necessary testing and maintenance.

Here are some steps that you can take:

- Notify the landlord when the low battery signal is activated (on battery operated smoke alarms only) and make arrangements for replacement of battery.
- Notify the landlord if the “power on” indicator goes out (on electrically wired smoke alarms only) and arrange for appropriate repairs.
- Notify the landlord if the smoke alarm is damaged and make arrangements for the repair replacement of the unit.
- When you have been absent for seven or more days (such as vacation), arrange for the smoke alarms to be tested by the landlord to ensure that the smoke alarms are operable (on battery operated alarms only.)
- Notify the landlord of any electrical problems that may affect the operability of electrically wired smoke alarms.
- Contact your local fire department if you have serious concerns about the operability of your smoke alarm or any other fire safety matters in your building.

The Fire Code specifies that “no person shall intentionally disable a smoke alarm so as to make it inoperable.” A tenant or any other person who intentionally disables a smoke alarm is guilty of provincial offense and may be a subject to fine of \$ 235.

Smoke Alarm Maintenance Checklist

Address/ Suite Number: _____

Date: _____

Smoke alarm has been tested as a result of: _____

- | | |
|---|--|
| <input type="checkbox"/> Routine test and maintenance | <input type="checkbox"/> Extended absence of occupants |
| <input type="checkbox"/> Annual test and maintenance | <input type="checkbox"/> Complaint |
| <input type="checkbox"/> Change of tenancy | <input type="checkbox"/> Other |

A. ROUTINE TEST AND MAINTENANCE

YES NO

(1) Smoke alarm is securely fastened to the wall or ceiling.	<input type="checkbox"/>	<input type="checkbox"/>
(2) Smoke alarm shows no evidence of physical damage; paint application or extensive grease and dirt accumulations.	<input type="checkbox"/>	<input type="checkbox"/>
(3) Ventilation hole on the smoke alarm clean and free of obstructions.	<input type="checkbox"/>	<input type="checkbox"/>
(4) Smoke alarm signal sounds when the test device is operated.	<input type="checkbox"/>	<input type="checkbox"/>

B. ANNUAL TEST AND MAINTENANCE

YES NO

(1) Smoke alarm is securely fastened to the wall or ceiling.	<input type="checkbox"/>	<input type="checkbox"/>
(2) Smoke alarm shows no evidence of physical damage; paint application or extensive grease and dirt accumulations	<input type="checkbox"/>	<input type="checkbox"/>
(3) Smoke alarm has been vacuumed.	<input type="checkbox"/>	<input type="checkbox"/>
(4) Smoke alarm is powered by, <input type="checkbox"/> AC wiring, <input type="checkbox"/> standard battery, <input type="checkbox"/> long life battery that expires Battery has been replaced and securely connected to the clips. For battery operated smoke alarms. Battery is of the type _____ as recommended by the manufacturer. Battery terminals are free corrosion and signs of leakage.	<input type="checkbox"/>	<input type="checkbox"/>
(5) Smoke alarm signal sounds when the smoke alarm is tested using smoke produced from burning: <input type="checkbox"/> incense stick, <input type="checkbox"/> punk stick, or <input type="checkbox"/> cotton string.	<input type="checkbox"/>	<input type="checkbox"/>

C. SERVICING AND REPLACEMENT

Smoke alarm has been serviced as follows: _____

Smoke alarm has been replaced as a result of :

- | | |
|--|--|
| <input type="checkbox"/> failure to sound alarm during test | <input type="checkbox"/> frequent false alarms |
| <input type="checkbox"/> physical damage | <input type="checkbox"/> battery leakage |
| <input type="checkbox"/> painted exterior case | <input type="checkbox"/> age |
| <input type="checkbox"/> excessive stains, grease, or dirt accumulations | <input type="checkbox"/> other |

Name of tenant (please print/signature/date): _____

Agent/Landlord (please print, signature/date): _____