

The Fire Code

As A Property Owner
You Need To Know
About Fire Code
Retrofit...

What is Fire Code Retrofit?

Retrofit is legislation contained in the Ontario Fire Code to bring existing buildings up to a reasonable level of life safety.

Section 9.8

Two Unit Residential Occupancies.
Covers basement apartments, second suites and duplexes.

Section 9.5

Low Rise Residential Occupancies.
Covers small apartment buildings.

The **Code** clearly states under Part 1 that the **Owner** is responsible to carry out the provisions of the **Code**.

“Penalties from non-compliance range from up to \$25,000 for individuals and to \$50,000 for corporations or one year in prison or both.”

What are the Requirements of the Ontario Fire Code

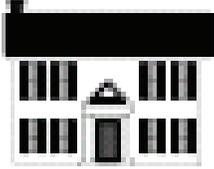
In general, the regulation looks at five areas of fire safety:

- 1. Containment**
Contain fires within units and from other areas.
- 2. Means of Escape**
Require two exits per floor though variations may apply.
- 3. Alarms**
Smoke alarms, require a minimum of one per floor. Carbon monoxide alarms, require a minimum of one per unit.
- 4. Fire Suppression**
Require one fire extinguisher per floor with sprinklers optional.
- 5. Electrical Safety Compliance**
Two unit buildings shall be subject to inspection by the Electrical Safety Authority.

Properties which need to comply

Two Unit Dwellings:

Detached, semi-detached and duplex containing two dwelling units.



Multiple Units:

Detached and semi-detached house with more than two dwelling units.



Apartment Buildings:

Three units or more.



Mixed Residential/Commercial:

Three units above commercial store.



Retrofit

What is retrofit?

Retrofit legislation as described in Part 9 of the Fire Code addresses the upgrade of existing buildings. Under Part 9 of the Fire Code, alteration may require some construction, renovations or additions. A building permit may be required for some of this work..

The buildings concerned include:

- assembly occupancies,
- rooming houses,
- health-care facilities, and
- multi-unit residential buildings.

Residential buildings with two dwelling units must also meet the retrofit safety regulations. They must have:

- an electrical inspection by and subsequent approval from the Electrical Safety Authority,
- smoke alarms,
- fire separations and adequate exits.