

Residential Fire & Life Safety Requirements for Landlords



Martin's Criminal Code 1999

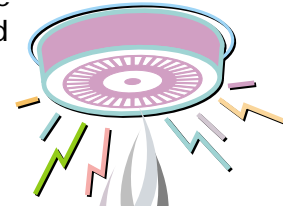
ARSON BY NEGLIGENCE / Non-compliance with prevention laws. 436.

(1) Every person who owns, in whole or in part, or controls property is guilty of an indictable offence and liable to imprisonment for a term not exceeding five years where, as a result of a marked departure from the standard of care that a reasonably prudent person would use to prevent or control the spread of fires or to prevent explosions, that person is a cause of a fire or explosion in that property that causes bodily harm to another person or damage to property.

(2) Where a person is charged with an offence under subsection.(1), the fact that the person has failed to comply with any law respecting the prevention or control of fires or explosions in the property is a fact from which a marked departure from the standard of care referred to in that subsection may be inferred by the court. R.S.,c.C-34, s.392;1990, c.15,s.1.

"I Didn't Know!" is no excuse!

Fire alarm systems and their components shall be inspected and tested as required by the National Fire Code of Canada.



Automatic sprinkler systems shall be inspected, tested and maintained as required by the National Fire Code of Canada.

Smoke alarms

in apartments shall be functional and batteries changed regularly.

Emergency lighting



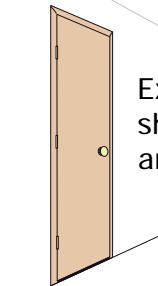
shall be operational and exit signs continuously illuminated.

Garbage/refuse containers

shall be located at least 6m (20 feet) from combustible construction and 3m (10 ft) from noncombustible construction.

Exit doors

shall be unlocked & functioning properly. Exit paths, stairs and landings shall be kept clear of ice and snow.



Fire doors,

including those serving apartments, stairwells, service rooms and laundry rooms, shall close automatically and latch. All exit hardware shall be kept in proper working order. Fire doors shall not be blocked or tied open.

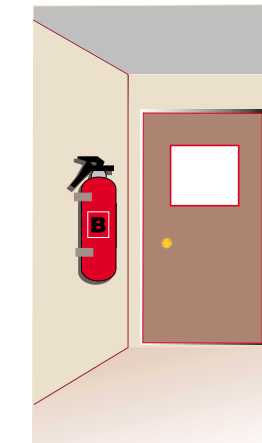
Stairwells,

vestibules, corridors and service rooms are not to be used for storage.



Portable fire extinguishers

shall be wall mounted and serviced annually.



Inspect stove vents, fire dampers and fire stop flaps annually. Clothes dryer lint traps and exhaust ducts shall be cleaned regularly of lint and dust accumulation.

Electrical extension cords

shall not be used as permanent connections.

Proper sized fuses

shall be used in electrical panels.

Heating appliances

shall be serviced by a qualified person at least once per year.

Chimneys and flue pipes

shall be inspected regularly and cleaned as necessary to keep them free of dangerous accumulations of combustible deposits.

Fire Safety Plans

are required if your building is equipped with a fire alarm system. These emergency procedures shall be posted on every floor level.

Records of testing and maintenance

shall be kept at the building and made available to fire inspectors. Contact the office of the Fire Marshal or your local fire department for further information.