

PROPOSED CHANGE TO THE 2007 FIRE CODE (OFC)

PROPOSED CHANGE – OFC Record	Division: A	Reference Number: 1.4.1.2.
Corresponding NFC Record	Division: N/A	Reference Number: N/A
DESCRIPTION OF PROPOSED CHANGE	Add new definition for ‘storage garage’	
EXISTING OFC PROVISIONS	None	
PROPOSED OFC CHANGE	<p>1.4.1.2.</p> <p>Storage garage means a building or part of a building that is intended for the storage or parking of motor vehicles and that contains no provision for the repair or servicing of motor vehicles.</p> <p>Article 1.4.1.2. of Division A comes into force on the later of July 1, 2014, and the day it is filed.</p>	
PROBLEM	New CO alarm installation requirements under Division B, Section 2.16 references storage garage . Currently there is no definition for this term.	
RATIONALE FOR CHANGE	New definition required for consistent application of Fire Code. The same definition is used in the Building Code.	
IMPACT	None	
IMPACT ON OTHER CODE PROVISIONS	Definition is utilised in proposed new Section 2.16 for CO alarm installation.	
OBJECTIVE BASED ANALYSIS OF THE CHANGE OR NEW PROVISION		
FUNCTIONAL STATEMENT(S) AND LINK(S) TO OBJECTIVE(S)	Note ¹	

PROPOSED CHANGE TO THE 2007 FIRE CODE (OFC)

PROPOSED CHANGE – OFC Record	Division: B	Reference Number: 1.2.1.A								
Corresponding NFC Record	Division: N/A	Reference Number: N/A								
DESCRIPTION OF PROPOSED CHANGE	Add CSA 6.19-01 and UL 2034-2008 to Table 1.2.1.A.									
EXISTING OFC PROVISIONS	None									
PROPOSED OFC CHANGE	<table border="1"> <tr> <td>CSA</td> <td>CAN/CSA-6.19-01</td> <td>Residential Carbon Monoxide Alarming Devices</td> <td>2.16.2.1.(4) 6.3.4.7.(2)</td> </tr> <tr> <td>UL</td> <td>UL 2034-2008</td> <td>Single and Multiple Station Carbon Monoxide Alarms</td> <td>2.16.2.1.(4) 6.3.4.7.(2)</td> </tr> </table> <p>Table 1.2.1.A. of Division B comes into force on the later of July 1, 2014 and the day it is filed.</p>		CSA	CAN/CSA-6.19-01	Residential Carbon Monoxide Alarming Devices	2.16.2.1.(4) 6.3.4.7.(2)	UL	UL 2034-2008	Single and Multiple Station Carbon Monoxide Alarms	2.16.2.1.(4) 6.3.4.7.(2)
CSA	CAN/CSA-6.19-01	Residential Carbon Monoxide Alarming Devices	2.16.2.1.(4) 6.3.4.7.(2)							
UL	UL 2034-2008	Single and Multiple Station Carbon Monoxide Alarms	2.16.2.1.(4) 6.3.4.7.(2)							
PROBLEM	New CO alarm installation and maintenance requirements under Section 2.16 and Subsection 6.3.4 reference these CSA and UL standards. Currently these standards are not included in Table 1.2.1.A.									
RATIONALE FOR CHANGE	Need to add CSA and UL CO alarm standards to Table 1.2.1.A as reference for CO alarm installation and maintenance requirements.									
IMPACT	None									
IMPACT ON OTHER CODE PROVISIONS	Refer to corresponding changes for new Section 2.16 and Subsection 6.3.4.									
OBJECTIVE BASED ANALYSIS OF THE CHANGE OR NEW PROVISION										
FUNCTIONAL STATEMENT(S) AND LINK(S) TO OBJECTIVE(S)	Note ¹									

PROPOSED CHANGE TO THE 2007 FIRE CODE (OFC)

PROPOSED CHANGE – OFC Record	Division: B	Reference Number: 1.2.1.A.								
Corresponding NFC Record	Division: N/A	Reference Number: N/A								
DESCRIPTION OF PROPOSED CHANGE	Revise OFC references under ULC S531-1978 and ULC S531-02 in Table 1.2.1.A.									
EXISTING OFC PROVISIONS	<table border="1"> <tr> <td>ULC</td> <td>ULC-S531-1978</td> <td>Standard for Smoke Alarms</td> <td>2.13.2.1.(6) 9.5.4.5.(4) 9.6.4.10.(4) 9.8.4.2.(4) 9.9.4.13.(3)</td> </tr> <tr> <td>ULC</td> <td>CAN/ULC-S531-02</td> <td>Standard for Smoke-Alarms</td> <td>2.13.2.1.(1) 9.5.4.5.(3) 9.6.4.10.(3) 9.7.4.3.(4) 9.8.4.2.(3) 9.9.4.13.(2)</td> </tr> </table>		ULC	ULC-S531-1978	Standard for Smoke Alarms	2.13.2.1.(6) 9.5.4.5.(4) 9.6.4.10.(4) 9.8.4.2.(4) 9.9.4.13.(3)	ULC	CAN/ULC-S531-02	Standard for Smoke-Alarms	2.13.2.1.(1) 9.5.4.5.(3) 9.6.4.10.(3) 9.7.4.3.(4) 9.8.4.2.(3) 9.9.4.13.(2)
ULC	ULC-S531-1978	Standard for Smoke Alarms	2.13.2.1.(6) 9.5.4.5.(4) 9.6.4.10.(4) 9.8.4.2.(4) 9.9.4.13.(3)							
ULC	CAN/ULC-S531-02	Standard for Smoke-Alarms	2.13.2.1.(1) 9.5.4.5.(3) 9.6.4.10.(3) 9.7.4.3.(4) 9.8.4.2.(3) 9.9.4.13.(2)							
PROPOSED OFC CHANGE	<table border="1"> <tr> <td>ULC</td> <td>ULC-S531-1978</td> <td>Standard for Smoke Alarms</td> <td>9.5.4.5.(4) 9.6.4.10.(4) 9.8.4.2.(4) 9.9.4.13.(3)</td> </tr> <tr> <td>ULC</td> <td>CAN/ULC-S531-02</td> <td>Standard for Smoke-Alarms</td> <td>2.13.2.1.(5) 9.5.4.5.(3) 9.6.4.10.(3) 9.7.4.3.(4) 9.8.4.2.(3) 9.9.4.13.(2)</td> </tr> </table> <p>Table 1.2.1.A. of Division B comes into force on the later of July 1, 2014 and the day it is filed.</p>		ULC	ULC-S531-1978	Standard for Smoke Alarms	9.5.4.5.(4) 9.6.4.10.(4) 9.8.4.2.(4) 9.9.4.13.(3)	ULC	CAN/ULC-S531-02	Standard for Smoke-Alarms	2.13.2.1.(5) 9.5.4.5.(3) 9.6.4.10.(3) 9.7.4.3.(4) 9.8.4.2.(3) 9.9.4.13.(2)
ULC	ULC-S531-1978	Standard for Smoke Alarms	9.5.4.5.(4) 9.6.4.10.(4) 9.8.4.2.(4) 9.9.4.13.(3)							
ULC	CAN/ULC-S531-02	Standard for Smoke-Alarms	2.13.2.1.(5) 9.5.4.5.(3) 9.6.4.10.(3) 9.7.4.3.(4) 9.8.4.2.(3) 9.9.4.13.(2)							
PROBLEM	Wording revisions to Section 2.13 result in improper OFC references for both ULC S531 editions in Table 1.2.1.A.									
RATIONALE FOR CHANGE	Wording revisions to Section 2.13 require updated OFC references for both ULC S531 editions.									
IMPACT	None									

IMPACT ON OTHER CODE PROVISIONS	Refer to corresponding changes to Section 2.13.
OBJECTIVE BASED ANALYSIS OF THE CHANGE OR NEW PROVISION	
FUNCTIONAL STATEMENT(S) AND LINK(S) TO OBJECTIVE(S)	Note ¹

PROPOSED CHANGE TO THE 2007 FIRE CODE (OFC)

PROPOSED CHANGE – OFC Record	Division: B	Reference Number: 2.13
Corresponding NFC Record	Division: N/A	Reference Number: N/A
DESCRIPTION OF PROPOSED CHANGE	Replace existing smoke alarm installation requirements in Section 2.13 with revised wording.	
EXISTING OFC PROVISIONS	<p>SECTION 2.13 INSTALLATION OF SMOKE ALARMS</p> <p>Subsection 2.13.1. Scope</p> <p>2.13.1.1. (1) Except as provided in Sentence (2), this Section applies to all dwelling units.</p> <p>(2) This Section does not apply to dwelling units in buildings that are regulated under the scope of Part 9, including dwelling units regulated under Section 9.8.</p> <p>(3) In Sentence (2), “dwelling unit”, in light face, means “dwelling unit” as defined in Sentence 9.8.1.1.(2).</p> <p>Subsection 2.13.2. Installation</p> <p>2.13.2.1. (1) Smoke alarms conforming to CAN/ULC-S531, “Standard for Smoke Alarms”, shall be installed in accordance with this Article.</p> <p>(2) Except as provided in Sentence (7), smoke alarms shall be installed between each sleeping area and the remainder of the dwelling unit, and where the sleeping areas are served by hallways, the smoke alarms shall be installed in the hallways.</p> <p>(3) In addition to the requirements in Sentence (2), at least one smoke alarm shall be installed on each storey that does not contain a sleeping area in a dwelling unit.</p> <p>(4) Smoke alarms shall be installed by permanent connections to an electrical circuit and shall have no disconnect switch between the overcurrent device and the smoke alarm.</p> <p>(5) Battery-operated smoke alarms are deemed to be in compliance with Sentence (3).</p> <p>(6) Existing smoke alarms meeting the requirements of ULC-S531-1978, “Standard for Smoke Alarms”, are deemed to be in compliance with Sentence (1).</p> <p>(7) Sentence (2) does not apply where smoke alarms are installed in each bedroom in accordance with Subsection 9.10.18. of Division B of the Building Code.</p>	

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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 **dwelling units** 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 **dwelling unit**, 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) **Smoke alarms** shall be installed in accordance with this Article.

(2) Subject to Sentence (3), 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**, and

(c) if a sleeping room is not within a **dwelling unit**, in the sleeping room.

(3) In a **dwelling unit**, at least one **smoke alarm** shall be installed on each **storey** that does not contain a sleeping area.

(4) 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.

(5) A **smoke alarm** shall meet the requirements of CAN/ULC-S531, "Standard for Smoke Alarms".

Section 2.13 of Division B comes into force on the later of July 1, 2014 and the day it is filed.

PROBLEM	<ul style="list-style-type: none"> • Current smoke alarm installation requirements do not apply to sleeping rooms that are not within a dwelling unit. • Historically there has been ambiguity as to whether the landlord or tenant is responsible for installing smoke alarms in rental properties. • Current requirement permit existing smoke alarms to meet an older (1978) edition of the ULC S531 standard.
RATIONALE FOR CHANGE	<ul style="list-style-type: none"> • Need to expand scope of application to include sleeping rooms not within a dwelling unit. • Clarifies the landlord is responsible for installing smoke alarms in rental properties, consistent with the obligation for the landlord to maintain smoke alarms in operating condition in Subsection 6.3.3. • Need to ensure smoke alarms meet a more current edition of the ULC S531 standard. • Included in this package of changes are a number of changes that were consulted on previously for the next edition of the Fire Code but are being advanced at this time to align with corresponding CO alarm requirements.
IMPACT	<ul style="list-style-type: none"> • Broadens scope of application by including sleeping rooms not within a dwelling unit. • Provides improved clarity on who is responsible for installation. • Improved life safety by referencing a newer edition of ULC S531 standard for smoke alarms.
IMPACT ON OTHER CODE PROVISIONS	None
OBJECTIVE BASED ANALYSIS OF THE CHANGE OR NEW PROVISION	
FUNCTIONAL STATEMENT(S) AND LINK(S) TO OBJECTIVE(S)	<p>2.13.1.1.(1) Note¹</p> <p>2.13.1.1.(2) Note¹</p> <p>2.13.1.1.(3) Note¹</p> <p>2.13.1.2. Note¹</p> <p>2.13.2.1.(1) Note¹</p> <p>2.13.2.1.(2) [F11-OS1.5]</p> <p>2.13.2.1.(3) [F11-OS1.5]</p> <p>2.13.2.1.(4)(a) [F11-OS1.5] [F81-OS1.4]</p>

	2.13.2.1.(4)(b) [F11-OS1.5] 2.13.2.1.(5) [F11-OS1.5] [F81-OS1.4]
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PROPOSED CHANGE TO THE 2007 FIRE CODE (OFC)

PROPOSED CHANGE – OFC Record	Division: B	Reference Number: 2.16
Corresponding NFC Record	Division: N/A	Reference Number: N/A
DESCRIPTION OF PROPOSED CHANGE	Add new requirements for the installation of carbon monoxide (CO) alarms in existing residential buildings.	
EXISTING OFC PROVISIONS	None	
PROPOSED OFC CHANGE	<p>SECTION 2.16 INSTALLATION OF CARBON MONOXIDE ALARMS</p> <p>Subsection 2.16.1. Application and Responsibility</p> <p><i>Application</i></p> <p>2.16.1.1. (1) This Section applies to every building that contains a residential occupancy.</p> <p>(2) Subject to Sentence (3), this Section applies as of July 1, 2015.</p> <p>(3) In the case of buildings that contain no more than six suites of residential occupancy, this Section applies as of January 1, 2015.</p> <p><i>Landlord is responsible</i></p> <p>2.16.1.2. Despite the definition of owner in Article 1.4.1.2. of Division A, in the case of a rental dwelling unit, including a rental dwelling unit subject to Section 9.8 of Division B, 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.</p> <p>Subsection 2.16.2. Installation Requirements</p> <p><i>General installation requirements</i></p> <p>2.16.2.1. (1) A carbon monoxide alarm shall,</p> <p>(a) be permanently connected to an electrical circuit with no disconnect switch between the overcurrent device and the carbon monoxide alarm,</p> <p>(b) be battery-operated, or</p> <p>(c) be plugged into an electrical receptacle.</p> <p>(2) 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,</p>	

	<p>even if any doors between the carbon monoxide alarm and any parts of the sleeping area are closed.</p> <p>(3) 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.</p> <p>(4) A carbon monoxide alarm shall comply with CAN/CSA-6.19, “Residential Carbon Monoxide Alarming Devices” or UL 2034, “Single and Multiple Station Carbon Monoxide Alarms”.</p> <p><i>Installation in buildings with fuel-burning appliance or storage garage</i></p> <p>2.16.2.2. (1) This Article applies to every building that contains a residential occupancy and a fuel-burning appliance, or a storage garage.</p> <p>(2) If a fuel-burning appliance is installed in a suite of residential occupancy, a carbon monoxide alarm shall be installed adjacent to each sleeping area in the suite.</p> <p>(3) If a fuel-burning appliance is installed in a service room that is not in a suite of residential occupancy, a carbon monoxide alarm shall be installed</p> <p>(a) adjacent to each sleeping area in each suite of residential occupancy that is adjacent to the service room, and</p> <p>(b) in the service room.</p> <p>(4) If a storage garage is located in a building containing a residential occupancy, a carbon monoxide alarm shall be installed adjacent to each sleeping area in each suite of residential occupancy that is adjacent to the storage garage.</p> <p>(5) If a storage garage serves only a dwelling unit into which it is built or to which it is attached, a carbon monoxide alarm shall be installed adjacent to each sleeping area in the dwelling unit.</p>
<p>PROBLEM</p>	<ul style="list-style-type: none"> • An average of about 11 deaths per year occurs in Ontario due to accidental exposure to CO. • No current requirements for CO alarm installation in existing homes with potential sources of CO production (i.e. fuel burning appliances and/or storage garages).
<p>RATIONALE FOR CHANGE</p>	<p>The OBC has CO alarm installation requirements for new residential construction, but no parallel requirements exist for existing residential properties. Introducing OFC requirements for CO alarm installation in existing residential properties will address this gap. OFC requirements need to be consistent with OBC requirements.</p>

	The proposed changes are based on the recommendations of a Technical Advisory Committee.
IMPACT	<ul style="list-style-type: none"> • Reduction in injuries and fatalities attributed to CO poisoning. • Minor costs for individual homeowners to purchase and install alarms. • Property managers and landlords of large residential properties will incur more costs due to having to install alarms at multiple locations but will have more time to comply.
IMPACT ON OTHER CODE PROVISIONS	None
OBJECTIVE BASED ANALYSIS OF THE CHANGE OR NEW PROVISION	
FUNCTIONAL STATEMENT(S) AND LINK(S) TO OBJECTIVE(S)	2.16.1.1. Note ¹ 2.16.1.2. Note ¹ 2.16.2.1.(1)(a) [F11-OH1.1] [F81-OH1.1] 2.16.2.1.(1)(b) [F11-OH1.1] 2.16.2.1.(1)(c) [F11-OH1.1] 2.16.2.1.(2) [F11-OH1.1] 2.16.2.1.(3) [F11-OH1.1] [F81-OH1.1] 2.16.2.1.(4) [F11-OH1.1] [F81-OH1.1] 2.16.2.2.(1) Note ¹ 2.16.2.2.(2) [F11-OH1.1] 2.16.2.2.(3)(a) [F11-OH1.1] 2.16.2.2.(3)(b) [F11-OH1.1] 2.16.2.2.(4) [F11-OH1.1] 2.16.2.2.(5) [F11-OH1.1]

PROPOSED CHANGE TO THE 2007 FIRE CODE (OFC)

PROPOSED CHANGE – OFC Record	Division: B	Reference Number: 6.3.3.
Corresponding NFC Record	Division: N/A	Reference Number: N/A
DESCRIPTION OF PROPOSED CHANGE	Replace existing smoke alarm testing and maintenance requirements in Section 6.3.3 with revised wording.	
EXISTING OFC PROVISIONS	<p>6.3.3.1. (1) This Subsection applies to smoke alarms</p> <ul style="list-style-type: none"> (a) in dwelling units, (b) in dwelling units regulated under Section 9.8, (c) in guest suites, and (d) in each sleeping room not within a dwelling unit. <p>(2) In Clause (1)(b),</p> <p>“dwelling unit”, in light face, means “dwelling unit” as defined in Sentence 9.8.1.1.(2).</p> <p><i>Owner’s responsibility</i></p> <p>6.3.3.2. (1) Smoke alarms shall be maintained in operating condition by the owner.</p> <p>(2) For the purposes of Sentence (1), in rental dwelling units, including rental dwelling units regulated under Section 9.8, the landlord is deemed to be the owner.</p> <p>(3) In Sentence (2),</p> <p>“dwelling unit”, in light face, means “dwelling unit” as defined in Sentence 9.8.1.1.(2).</p> <p><i>Instructions for tenants</i></p> <p>6.3.3.3. (1) The landlord shall provide a copy of the smoke alarm manufacturer’s maintenance instructions or approved alternative to the occupant in each rental dwelling unit, including the occupant in a dwelling unit regulated under Section 9.8.</p> <p>(2) In Sentence (1),</p> <p>“dwelling unit”, in light face, means “dwelling unit” as defined in Sentence 9.8.1.1.(2).</p> <p><i>Disabling not permitted</i></p> <p>6.3.3.4. No person shall intentionally disable a smoke alarm so as to make it inoperable.</p>	

	<p><i>Replacement</i></p> <p>6.3.3.5. (1) When smoke alarms are being replaced, the installation shall not reduce the level of detection required by</p> <ul style="list-style-type: none"> (a) the Building Code in effect at the time of construction of the dwelling unit, or (b) municipal by-laws in effect before this Subsection came into force, whichever is applicable.
<p>PROPOSED OFC CHANGE</p>	<p>Subsection 6.3.3. Smoke Alarms – Maintenance and Testing</p> <p><i>Application</i></p> <p>6.3.3.1. (1) This Subsection applies to smoke alarms in</p> <ul style="list-style-type: none"> (a) dwelling units, including dwelling units subject to Section 9.8, (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. <p><i>Landlord is responsible</i></p> <p>6.3.3.2. Despite the definition of owner in Article 1.4.1.2. of Division A, in the case of a rental dwelling unit, including a rental dwelling unit subject to Section 9.8 of Division B, 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.</p> <p><i>Duty to maintain in operating condition</i></p> <p>6.3.3.3. (1) Smoke alarms shall be maintained in operating condition.</p> <p>(2) Primary and secondary power supplies that serve smoke alarms shall be maintained in operating condition.</p> <p><i>Maintenance instructions to be given to tenant</i></p> <p>6.3.3.4. The landlord of each rental dwelling unit, including a rental dwelling unit subject to Section 9.8, shall give the tenant a copy of the smoke alarm manufacturer’s maintenance instructions or approved alternative maintenance instructions.</p> <p><i>Tenant to notify landlord</i></p> <p>6.3.3.5. A tenant of a rental dwelling unit, including a rental dwelling unit subject to Section 9.8, shall notify the landlord as soon as the tenant becomes aware that</p> <ul style="list-style-type: none"> (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. <p><i>Disabling prohibited</i></p> <p>6.3.3.6. No person shall disable a smoke alarm.</p>

	<p>Replacement</p> <p>6.3.3.7. (1) A smoke alarm shall be replaced within the time frame indicated in the manufacturer’s instructions.</p> <p>(2) When a smoke alarm is replaced, the replacement shall not reduce</p> <ul style="list-style-type: none"> (a) in the case of a dwelling unit or dwelling unit subject to Part 9, the level or type of protection required by Part 9, (b) in the case of a dwelling unit not subject to Part 9 constructed on or after April 6, 1998, the level or type of protection required by the Building Code in effect at the time of construction of the dwelling unit, or (c) in the case of a dwelling unit not subject to Part 9 constructed before April 6, 1998, the level or type of protection required by Section 2.13. <p>Testing</p> <p>6.3.3.8. (1) This Article applies to rental dwelling units, including rental dwelling units subject to Section 9.8.</p> <p>(2) The landlord shall test smoke alarms annually and after every change in tenancy.</p> <p>(3) The landlord shall test battery - operated smoke alarms after the battery is replaced.</p> <p>(4) The landlord shall test smoke alarms that are connected to an electrical circuit after any change is made to the electrical circuit.</p> <p>(5) For the purposes of Sentences (2), (3) and (4), smoke alarms shall be tested by activating the smoke alarm test feature.</p> <p>Subsection 6.3.3. of Division B comes into force on the later of July 1, 2014 and the day it is filed.</p>
<p>PROBLEM</p>	<ul style="list-style-type: none"> • There are no maintenance and testing requirements for non- residential occupancies with smoke alarms installed under the OBC. • There are no requirements relating to maintenance of primary and secondary smoke alarm power supplies stemming from recent changes to the Building Code. • There are no explicit requirements for landlords to test smoke alarms and for tenants to notify landlord if the smoke alarm is disconnected or not operating. • There are no smoke alarm replacement timeframe requirements even though they have a specific lifespan. • There are no requirements specifying when and how smoke alarms should be tested.

RATIONALE FOR CHANGE	Introducing additional maintenance/testing/replacement provisions for smoke alarms harmonizes with CO alarm requirements. Included in this package of changes are a number of changes that were consulted on previously for the next edition of the Fire Code but are being advanced at this time to align with corresponding CO alarm requirements.
IMPACT	<ul style="list-style-type: none"> • Expands smoke alarm maintenance and testing requirements to other non-residential occupancies where smoke alarms are required by the OBC. • Reliability of smoke alarms will improve and result in increased level of life safety to residents. • Minor cost increase for individual homeowners to replace alarms more frequently. • Moderate cost increase for property managers and landlords due to higher number of smoke alarms that need to be replaced and tested.
IMPACT ON OTHER CODE PROVISIONS	None
OBJECTIVE BASED ANALYSIS OF THE CHANGE OR NEW PROVISION	
FUNCTIONAL STATEMENT(S) AND LINK(S) TO OBJECTIVE(S)	6.3.3.1.(1) Note ¹ 6.3.3.2. Note ¹ 6.3.3.3.(1) [F11-OS1.5] [F82-OS1.4] 6.3.3.3.(2) [F82-OS1.4] 6.3.3.4. [F82-OS1.4] 6.3.3.5. [F81,F82-OS1.4] 6.3.3.6. [F81-OS1.4] 6.3.3.7.(1) [F81,F82-OS1.4] 6.3.3.7.(2) [F11-OS1.5] 6.3.3.8.(1) Note ¹ 6.3.3.8.(2) [F82-OS1.4] 6.3.3.8.(3) [F82-OS1.4] 6.3.3.8.(4) [F82-OS1.4] 6.3.3.8.(5) [F82-OS1.4]

PROPOSED CHANGE TO THE 2007 FIRE CODE (OFC)

PROPOSED CHANGE – OFC Record	Division: B	Reference Number: 6.3.4.
Corresponding NFC Record	Division: N/A	Reference Number: N/A
DESCRIPTION OF PROPOSED CHANGE	Add new Subsection with requirements for the maintenance and testing of CO alarms.	
EXISTING OFC PROVISIONS	None	
PROPOSED OFC CHANGE	<p>Subsection 6.3.4. Carbon Monoxide Alarms – Maintenance and Testing</p> <p><i>Application</i></p> <p>6.3.4.1. This Subsection applies to carbon monoxide alarms in buildings containing a residential occupancy.</p> <p><i>Landlord is responsible</i></p> <p>6.3.4.2. Despite the definition of owner in Article 1.4.1.2. of Division A, in the case of a rental dwelling unit, including a rental dwelling unit subject to Section 9.8 of Division B, 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.</p> <p><i>Duty to maintain in operating condition</i></p> <p>6.3.4.3. (1) Carbon monoxide alarms shall be maintained in operating condition.</p> <p>(2) Primary and secondary power supplies that serve carbon monoxide alarms shall be maintained in operating condition.</p> <p><i>Maintenance instructions to be given to tenant</i></p> <p>6.3.4.4. The landlord of each rental dwelling unit, including a rental dwelling unit subject to Section 9.8, shall give the tenant a copy of the carbon monoxide alarm manufacturer’s maintenance instructions or approved alternative maintenance instructions.</p> <p><i>Tenant to notify landlord</i></p> <p>6.3.4.5. A tenant of a rental dwelling unit, including a rental dwelling unit subject to Section 9.8, shall notify the landlord as soon as the tenant becomes aware that</p> <p>(a) a carbon monoxide alarm in the unit is disconnected,</p> <p>(b) a carbon monoxide alarm in the unit is not operating, or</p>	

	<p>(c) the operation of a carbon monoxide alarm in the unit is impaired.</p> <p><i>Disabling prohibited</i></p> <p>6.3.4.6. No person shall disable a carbon monoxide alarm.</p> <p><i>Replacement</i></p> <p>6.3.4.7. (1) A carbon monoxide alarm shall be replaced within the time frame indicated in the manufacturer’s instructions.</p> <p>(2) When a carbon monoxide alarm is replaced, the replacement carbon monoxide alarm shall comply with CAN/CSA-6.19, “Residential Carbon Monoxide Alarming Devices” or UL 2034, “Single and Multiple Station Carbon Monoxide Alarms”.</p> <p>(3) 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 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.</p> <p>(4) 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.</p> <p>(5) Sentences (3) and (4) do not apply if the level and type of carbon monoxide protection provided by the replacement are approved.</p> <p><i>Testing</i></p> <p>6.3.4.8. (1) This Article applies to rental dwelling units, including rental dwelling units subject to Section 9.8.</p> <p>(2) The landlord shall test carbon monoxide alarms annually and after every change in tenancy.</p> <p>(3) The landlord shall test battery - operated carbon monoxide alarms after the battery is replaced.</p> <p>(4) The landlord shall test carbon monoxide alarms that are connected to an electrical circuit after any change is made to the electrical circuit.</p> <p>(5) For the purposes of Sentences (2), (3) and (4), carbon monoxide alarms shall be tested by activating the carbon monoxide alarm test feature.</p> <p>Subsection 6.3.4. of Division B comes into force on the later of July 1, 2014 and the day it is filed.</p>
<p>PROBLEM</p>	<p>Need a new Subsection to address CO alarm testing and maintenance requirements to complement new OFC proposed change regarding CO alarm installation.</p>

RATIONALE FOR CHANGE	New CO alarm testing and maintenance requirements are needed to ensure CO alarms are in operating condition.
IMPACT	<p>Reduction in CO poisoning related injury and deaths due to improved CO alarm reliability.</p> <p>Minor cost increase for individual homeowners to replace alarms periodically.</p> <p>Moderate cost increase for property managers and landlords to periodically replace alarms and conduct testing at multiple locations.</p>
IMPACT ON OTHER CODE PROVISIONS	None
OBJECTIVE BASED ANALYSIS OF THE CHANGE OR NEW PROVISION	
FUNCTIONAL STATEMENT(S) AND LINK(S) TO OBJECTIVE(S)	<p>6.3.4.1. Note¹</p> <p>6.3.4.2. Note¹</p> <p>6.3.4.3(1) [F81,F82-OH1.1]</p> <p>6.3.4.3(2) [F81,F82-OH1.1]</p> <p>6.3.4.4. [F81,F82-OH1.1]</p> <p>6.3.4.5. [F81,F82-OH1.1]</p> <p>6.3.4.6. [F81-OH1.1]</p> <p>6.3.4.7.(1) [F82-OH1.1]</p> <p>6.3.4.7.(2) [F81-OH1.1]</p> <p>6.3.4.7.(3) Note¹</p> <p>6.3.4.7.(4) Note¹</p> <p>6.3.4.7.(5) Note¹</p> <p>6.3.4.8. (1) Note¹</p> <p>6.3.4.8. (2) [F82-OH1.1]</p> <p>6.3.4.8. (3) [F82-OH1.1]</p> <p>6.3.4.8. (4) [F82-OH1.1]</p> <p>6.3.4.8. (5) [F82-OH1.1]</p>