

Residential Fire and 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 are to be inspected and tested as required by the National Fire Code of Canada.

- Automatic sprinkler systems to be inspected, tested and maintained as required by the National Fire Code of Canada.
- Smoke alarms in apartments to be functional and batteries to be changed regularly.
- Emergency lighting to be operational and exit signs to be continuously illuminated.
- Garbage/refuse containers to be located at least 6m (20 feet) from combustible construction and 3m (10 ft) from noncombustible construction (no windows or doors) .
- Exit doors to be unlocked and exits kept clear of ice and snow.

- Fire doors, including those serving apartments, stairwells, service rooms and laundry rooms, to close automatically and then latch. Fire doors are not to be blocked or tied open.
- Stairwells, vestibules, corridors and service rooms are not to be used for storage.
- Portable fire extinguishers are to be properly wall mounted and serviced annually.
- Inspect stove vents, fire dampers and fire stop flaps annually.
- Clothes dryer lint traps and exhaust ducts to be cleaned regularly of lint and dust accumulation.
- Electrical extension cords are not to be used as permanent connections.
- Proper-sized fuses are to be used in electrical panels.
- Heating appliances are to be serviced by a qualified person at least once per year.
- Chimneys, flues and flue pipes are to be inspected regularly and cleaned as necessary to keep them free of dangerous accumulations of combustible deposits.
- If your building is equipped with a fire alarm system, a fire safety plan is required and fire emergency procedures are to be posted on each floor level.
 - Records of testing and maintenance are to 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.