

SHARED RENTAL HOUSING



Fire Safety and Education for Occupants
of Rental Dwelling Units



Fire Prevention: (519)-763-8111

Admin: (519) 824-6590

Fax: (519) 824-2147



Shared Rental Housing

Fire Prevention and Education for Occupants

The Guelph Fire Department wants to ensure that the tenants of rental dwelling units are protected with the minimum life safety requirements as set out under **the Fire Protection and Prevention Act and the Ontario Fire Code. (FPPA 1997, O. REG. 213/07)**

Rental *dwelling units* (see definitions) take many different forms, thus the requirements vastly differ. The following is a list of the minimum life safety provisions tenants are entitled, but not limited to, under the Fire Code.

It is the OWNERS/LANDLORDS obligation to ensure the provisions of the Fire Code is complied with and meets Building Code and Zoning requirements. Concerns can be directed to the Guelph Fire Prevention Division at (519)-763-8111.



This Information pertains to Fire Code Legislation only. These requirements may differ from other City Division regulations. Which ever Code applies, the regulations must be met.

SMOKE ALARMS

Under the Fire Code, every dwelling providing a sleeping area must be equipped with a working *smoke alarm*. It is the landlords/*owners* obligation to provide at least one smoke alarm outside every sleeping area. It is also **mandatory** under the Fire Code that every dwelling has a working smoke alarm on **each level**. Instructions on how to maintain the alarm in working order must also be provided to the tenants. It is the tenant's responsibility to report any problems with the alarm to the owner.

It is an offence for anyone to intentionally disable a smoke alarm to make it inoperable. Fine for each offence is \$235.00.

Fire Code Reference

Offence

Article 2.13.2.3.	Fail to install smoke alarm as required
Article 6.3.3.2.	Fail to maintain smoke alarm in operating condition
Article 6.3.3.3.	Fail to provide smoke alarm maintenance Instructions to occupant.
Article 6.3.3.4.	Intentionally disable smoke alarm to make it inoperable
Article 6.3.3.5.	Replace smoke alarm with reduced level of detection

DEFINITIONS

Basement: means a storey or storeys of a building located below the first storey.

Building: means any structure used or intended for supporting or sheltering any use or occupancy.

Dwelling Unit: means a suite operated as a housekeeping unit, used or intended to be used as a domicile by one or more persons and usually containing cooking, eating, living, sleeping and sanitary facilities.

Owner: means any person, firm or corporation having control over any portion of the building or property under consideration and includes the persons in the building or property.

Sleeping area: is a room or area in which occupants sleep. Occupant load of a sleeping room or area is based on 2 persons per sleeping room or area in a dwelling unit or suite. (3.1.16.1. Ontario Building Code)

Smoke Alarm: means a combined smoke detector and audible alarm device that is designed to sound an alarm within the room or suite in which it is located when there is smoke within the room or suite.



Section 9.3 Boarding, Lodging and Rooming Houses

This Section applies to boarding houses, lodging houses, rooming houses and private rest homes in which residents do not require care or treatment because of age, mental or physical limitations, where

- (a) the *building* height does not exceed three storey's and the building area does not exceed 600m²,
- (b) lodging is provided for **more than four persons** in return for remuneration or the provisions of services or both, and
- (c) lodging rooms do not have both bathrooms and kitchen facilities for the exclusive use of individual occupants.

House with more than 4 lodging units (bedrooms) must be registered with the City of Guelph Building/Zoning Division. Contact them at (519)-837-5615.

FIRE EXTINGUISHERS

A 2A10BC extinguisher is required on every level of residential occupancies except for **Two Unit dwellings** or single family dwelling. It is **recommended** that extinguishers be installed in these dwellings also.



Fire Prevention and Education for Occupants



FIRE CODE INFORMATION

General Code Requirements --- 9.3 Rooming, Boarding or Lodging

Fire Separations:

30 minute separation required between floors and between common corridors and bedrooms. (Ceilings and walls must be constructed of lathe and plaster, drywall or fire rated ceiling tiles with track system to achieve rating.)

45 minute separation required between a bedroom, recreation area, or hobby room located in the basement when a furnace is located in the basement. (5/8" drywall will meet this requirement)

20 minute rated doors required on all bedrooms complete with ULC listed closers. (1 3/8" solid wood door is acceptable. Doors with recessed panels are unacceptable.) In lieu of closers interconnected smoke alarms can be placed in each bedroom. *Other requirements may also apply.*

Fire Alarm and Detection



Depending on the number of persons residing in the dwelling, either a fire alarm or interconnected smoke alarms will be required. *Other requirements may also apply.*



Exits

One exit required from the first or second floors if accommodations are not provided for more than 10 persons and there is no bedroom in the basement.

Two exits are **required** if sleeping accommodation provide in the *basement* or if there is a third floor. If a window is being used as a secondary exit it must have a minimum clear unobstructed opening of 4 sq. ft. (0.38 m²) with no dimension less than 18 inches (460mm). *Other requirements may also apply.*

Exit signs and **emergency lighting** is required if the number of people occupying the dwelling is more than 10.

If there are more than 4 (four) lodging units (bedrooms), the dwelling must be registered with the Building/Zoning Divisions. Building permits may be required.



General Code Requirements --- 9.8 Two Unit Residential (Accessory Apts.)

This Section applies to a detached house, semi-detached house or row house containing 2 existing dwelling units, where

- (a) the building is 3 storeys or less in building height,
- (b) the building area does not exceed 600 m², and
- (c) One dwelling unit or a portion of a dwelling unit is situated above another dwelling unit, or two dwelling units side by side share a common interior means of escape.

Fire Separations

30 minute separation required between each dwelling unit.

20 minute rated doors equipped with closers required between units.
Other requirements may also apply.



Fire Detection

Interconnect smoke alarms required in each unit. *Other requirements may also apply.*

Exits

Two means of escape required from each dwelling unit. If a window is being used as a secondary exit it must have a minimum clear unobstructed opening of 4 sq. ft. (0.38 m²) with no dimension less than 18 inches (460mm). Means of accessing the opening is also required. If there is a shared means of escape, interconnected smoke alarms are required in the common areas. *Other requirements may also apply.*

Electrical

Electrical Safety Inspection required to be conducted on each unit by The Electrical Safety Authority. Call 1-877-372-7233 to arrange for an Inspection.

Accessory Apartments must be registered with the City of Guelph Building/Zoning Division. Applications may be pick up at the building Department. Contact them at (519)-837-5615

Fire Prevention By-Law No. 12716 (1988)



Open Air Burning

Ontario Fire Code – subsection 2.6.3.4. “Open air burning shall not be permitted unless approved, or unless such burning consists of a small, confined fire, supervised at all times, and used to cook food on a grill or barbecue.”

Camp fires, and **Chimineas** constitutes OPEN AIR BURNING, unless they are being used for cooking purposes. Once the cooking is complete, the fire **must** be extinguished. Recreational fires to cook marshmallows or hot dogs, does not constitute cooking. Outdoor approved **propane or natural** gas fireplaces are acceptable. These units must have a TSSA approval label.

(An individual convicted of an offence for contravention of the Fire Code, a fine of not more than \$50,000 or imprisonment for a term of not more than one year or both can be imposed.)

Complaints: Issues concerning fire safety and life safety should be made in writing describing the safety concerns. The phone number and address, along with the name of the landlord/owner should be forwarded to the Fire Prevention Division located at 50 Wyndham St. N. The name of the complainant and a contact number should also be included. All information received is confidential.

You may also reach the **Fire Prevention Division** by contacting **(519)-763-8111**.

Other Important Numbers:

Building Department.....	(519)-837-5615
Parking Authority.....	(519)-836-7275
Wet Dry.....	(519)-767-0598
Electrical Safety Authority.....	1-877-372-7233
Government Book Store Publications Ontario.....	1-800-668-9938
Landlord & Tenant Board Tribunal.....	1-888-332-3234
Technical Standards & Safety Authority.....	1-877-682-8772

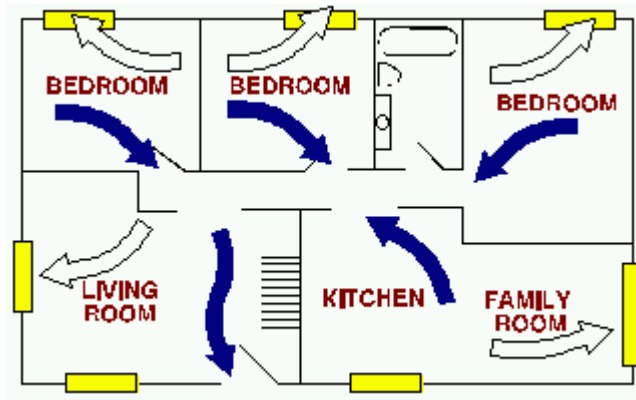
City of Guelph Web Page <http://guelph.ca/living.cfm?subCatID=887&smocid=1472>

Office of the Fire Marshall Web Page <http://www.ofm.gov.on.ca/english/default.asp>

The Emergency phone number for the City of Guelph and Wellington County is **911.**

Remember Fire Safety Begins with YOU!

Plan your escape.... Know two ways out!



PRACTICE..... EXIT DRILLS IN THE HOME

REMEMBER.....

***WORKING SMOKE ALARMS
SAVE LIVES***

