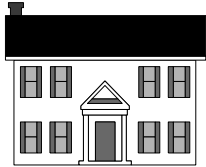


Properties which need to comply

- 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**
(3 units or more)



- Mixed residential/commercial**
(3 units above commercial store)



Now that you know...

P & Associates Ltd.
Fire Prevention Technologist
Your Independent Specialist

Paul Schuster, Owner

- 17 years a Fire Prevention Officer in a major municipality
- Graduate of Ontario Fire College with degrees in Fire Protection Technology & Fire Prevention Technology
- Over 30 years of service in helping people prevent and protect themselves from fires

For your free telephone consultation call

the "Fire Guy"

Paul Schuster
905-884-4423

www.pcfirecode.com

**THE
FIRE
CODE**

P & Associates Ltd.
Fire Prevention Technologist
Your Independent Specialist

*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 for 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

Why use the services of an Independent Fire Code Inspector?

- ! prevent prosecution
- ! save money
- ! reduce liability
- ! insure insurance policy compliance
- ! satisfy mortgage holder
- ! deliver a safe environment

**P-C & Associates Ltd. with
over 30 years experience
can help you comply!**

***SMOKE ALARMS
SAVE LIVES!***