

APPLICABLE TO:

DATE: January 9, 2009

<input checked="" type="checkbox"/>	Municipal & Private Non Profit
<input checked="" type="checkbox"/>	Co-operatives
<input checked="" type="checkbox"/>	Federal Non Profits
<input checked="" type="checkbox"/>	OCHAP/CSHP
<input type="checkbox"/>	Rent Supplement

<input checked="" type="checkbox"/>	Mandatory
<input type="checkbox"/>	For Information

SUBJECT: City of Niagara Falls By-Law 2008-205 – Carbon Monoxide Alarms

Background

The Ontario Building Code requires carbon monoxide alarms to be installed in all buildings built after 2000 and only requires them in pre-2000 construction if a local by-law orders it.

On December 1, 2008, the City of Niagara Falls passed By-Law 2008-205. The By-Law requires owners of all residential dwelling units, hotels, and boarding, lodging or rooming houses to install and maintain carbon monoxide warning equipment.

Carbon monoxide alarms must be installed outside each sleeping area in the immediate vicinity of the bedrooms for dwelling units that:

1. contain a fuel burning appliance (i.e., gas/oil furnace and/or gas hot water heater);
2. contain an accessible entry from the dwelling to an attached garage;
3. are located on the same floor level as a fuel burning appliance;
4. are located on the first and second floor levels of the building above a floor containing a fuel burning appliance; and,
5. are between a dwelling and its attached underground parking garage on the residential occupancy side.

Carbon monoxide warning equipment must also:

- be centrally located in the vicinity of the bedrooms;
- be installed in accordance with the manufacturer's installation instructions;
- be tested annually in accordance with the manufacturer's instructions after installation; and,
- have a minimum rating of 85 decibels at three metres for the alarm sound (with a visible alarm for the hearing impaired).

Carbon monoxide detectors can be battery operated or hard wired. A certified electrician, however, must install hard-wired carbon monoxide detectors. Please refer to the attached By-Law for more information.

It is anticipated that the City of St. Catharines, and other municipalities, will be adopting similar by-laws in the near future.

Implementation

This By-Law came into effect on December 1, 2008 and applies to Housing Provider units (in Niagara Falls) with gas furnaces, gas hot water heaters and/or attached garages. This By-Law does not apply to apartment units, unless individual apartment units contain some type of gas appliances (i.e., hot water heaters, etc).

Housing Providers may consider a bulk purchase of carbon monoxide warning equipment for the entire complex as a capital expense.

Service Manager's Role

NRH will review compliance with the By-Law during operational reviews.

Housing Provider's Role

Housing Providers in Niagara Falls are required to install carbon monoxide alarms in accordance with the requirements of the By-Law. For further information, please visit the City of Niagara Falls Fire Department at www.niagarafalls.ca.

All other Housing Providers should consider purchasing and installing carbon monoxide alarms in 2009 in anticipation of a similar by-law.

(Original signed by Lora Beckwith)

Lora Beckwith, General Manager