

Office of the Fire Marshal



# MAINTENANCE OF SMOKE ALARMS GUIDELINE

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## **5.0 RESPONSIBILITY OF THE TENANT OR OCCUPANT IN RENTAL UNITS**

The primary responsibility for ensuring that smoke alarms are maintained in operating condition rests with the landlord. This includes the test and maintenance schedule identified in Section 3 of this guideline. The Fire Code also contains the provision that "no person shall intentionally disable a smoke alarm so as to make it inoperable". A tenant or occupant who disables a smoke alarm is therefore guilty of a provincial offence and may be subject to a fine.

Smoke alarms are important life safety devices installed for the protection of the occupants of the suite as well as other building occupants. It is reasonable to expect that tenants and occupants will take the following actions to ensure the operability of the smoke alarms:

- a. Advise the landlord when the low battery signal is activated on battery operated smoke alarms and make arrangements for replacement of the battery.
- b. Advise the landlord if the "power on" indicator goes out on AC powered smoke alarms and arrange for appropriate repairs.
- c. Advise the landlord if the smoke alarm is damaged and make arrangements for repair/replacement of the unit.
- d. Following an absence of seven or more days (such as vacation), arrange for battery operated smoke alarms to be tested in accordance with Section 3.3(a) of this guideline to ensure that the devices are operable.
- e. Advise the landlord of any electrical problems that may affect the operability of AC powered smoke alarms.

Tenants or occupants are encouraged to take active participation in ensuring that the smoke alarms are maintained in operating condition and co-operate with the landlord in carrying out the necessary testing and maintenance.