Henry’s Law now in effect: Carbon monoxide alarms required in multi-unit residential buildings

The Saskatoon Fire Department reminds owners, landlords, residents and occupants of multi-unit residential buildings that Saskatchewan's expanded carbon monoxide (CO) alarm requirements, commonly known as **Henry's Law**, took effect on **November 1, 2026**. The new requirements are intended to improve safety by requiring CO alarms in apartments, condominiums, hotels, motels, houses with secondary suites and other buildings with more than one residential suite.

CO is an invisible, odourless and poisonous gas. It can be produced by malfunctioning fuel-burning appliances, such as furnaces, water heaters, fireplaces or vehicle exhaust. Because people cannot see or smell CO, a working alarm may be the only warning before dangerous conditions develop.

What property owners must do

Property owners are responsible for ensuring their buildings meet current CO alarm requirements.

Every residential suite in a multi-unit residential building must have a carbon monoxide alarm. Depending on the building layout, alarms must be installed:

- inside sleeping rooms;
- outside sleeping rooms, within five meters (16 feet) of bedroom doors; or
- inside each room that contains a solid-fuel-burning appliance, such as a wood-burning stove or fireplace.

Owners must also maintain CO alarms according to the manufacturer’s instructions and replace them when required.

What residents and occupants must do

Residents and occupants should not remove, disable or cover CO alarms. Test alarms regularly, follow the manufacturer’s instructions and report missing, damaged or non-working alarms to the property owner or manager promptly.

If a CO alarm sounds, leave the building or suite immediately and call 911 from a safe location.

Saskatoon Fire Department expectations

The Saskatoon Fire Department may check for compliance with applicable CO alarm requirements during fire inspections, complaint investigations and emergency responses.

Working CO and smoke alarms provide an early warning of life-threatening conditions. Regular testing and proper maintenance help protect everyone in the building.

For additional information about CO and smoke alarm requirements, consult Saskatchewan Building and Technical Standards.

Permitted Devices

CO Alarms:

- Must conform to CAN/CSA-6.19 “Residential Carbon Monoxide Alarming Devices”
- May be hardwired with a battery backup

- May be plugged in with a battery backup
- May be battery only if equipped with a 10-year tamper-resistant battery

Smoke alarms:

- Must conform to CAN/ULC-S531 “Smoke Alarms”
- May be hardwired with a battery backup
- May be battery only if equipped with a 10-year tamper-resistant battery

In buildings complying with the previous National Building Code of Canada requirements for hard-wired CO or smoke alarms, those devices must be maintained. The placement of battery-operated devices is only permitted:

- In buildings and in locations required under regulatory amendments in 2022 that made their installation retroactive
- Under Henry’s Law, which expands placement to all suites and units in every residential building

Protect your family and neighbours. Install, test, and maintain carbon monoxide alarms. They save lives.