



**FIRE PREVENTION &
INVESTIGATION DIVISION**
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Smoke Alarms
Bylaw 7990
The Fire and Protective Services Bylaw, 2001

- “17. (1) Smoke alarms shall be installed in each dwelling unit and in each sleeping room not within a dwelling unit in conformance with Article 2.1.3.3 of *The National Fire Code*.
- (2) Smoke alarms shall be installed in accordance with the manufacturer’s instructions.
- (3) Smoke alarms shall be maintained in an operable condition at all times. Without limiting the generality of the foregoing, smoke alarms shall be maintained in accordance with the following requirements:
- (a) smoke alarms shall be securely fastened to the wall or ceiling;
 - (b) smoke alarms shall be free of any physical damage, paint application or excessive grease and dirt;
 - (c) the ventilation holes on smoke alarms shall be clean and free of any obstructions;
 - (d) smoke alarms shall have a continuous source of power, either batteries or electricity; and
 - (e) the batteries in battery operated smoke alarms shall be replaced immediately when the low battery warning beep sounds.
- (4) Smoke alarms shall be inspected:
- (a) in the case of alarms installed by permanent connection to an electrical circuit, at least once every 12 months;
 - (b) in the case of tamper-proof alarms with 10 year batteries, at least once every 12 months; or
 - (c) in the case of any other battery operated alarms, at least once every 3 months.
- (5) Notwithstanding Subsection (4), if a tenancy is terminated, all smoke alarms in a dwelling unit shall be inspected before the dwelling unit is re-occupied.

- (6) Inspections under this Section shall be carried out by the owner or the owner's authorized agent.
- (7) Inspections under this Section shall be done while the person doing the inspection is actually present in the premises.
- (8) Inspections under this Section shall, at a minimum, determine:
 - (a) whether the smoke alarm is receiving power;
 - (b) whether the smoke alarm is working properly; and
 - (c) whether the smoke alarm has been properly maintained in accordance with the requirements of Subsection (3).
- (9) A record shall be kept of all inspections required by Subsection (4), and such records shall be retained for examination by the Department in conformance with Article 1.1.1.2 of *The National Fire Code*.
- (10) A record required by Subsection (9) shall contain the following information:
 - (a) the address of the premises being inspected;
 - (b) the date of the inspection;
 - (c) the name of the person doing the inspection;
 - (d) the type of smoke alarm in the premises;
 - (e) the deficiencies, if any, in the condition, maintenance and operation of the smoke alarm;
 - (f) the corrective measures, if any, taken to correct the deficiencies; and
 - (g) the signature of the occupant of the premises, or a notation to the effect that a sticker issued by the Department evidencing the inspection has been affixed inside the cover of the smoke alarm.
- (11) No person shall:
 - (a) tamper with or disconnect a smoke alarm;
 - (b) remove a smoke alarm;
 - (c) remove batteries from a smoke alarm;
 - (d) place anything over a smoke alarm so as to render it inoperable; or
 - (e) affix a sticker to a smoke alarm under Subsection (10)(g) without first conducting a proper inspection in conformance with this Section."

SMOKE ALARM INSPECTION, TESTING & MAINTENANCE RECORD

Smoke Alarm Testing Requirements as per Bylaw 7990:

- * Hardwired Smoke Alarms shall be tested at least once every 12 months.
- * Tamper-Proof Smoke Alarms with 10-year batteries shall be tested at least once every 12 months.
- * 9-Volt Smoke Alarms shall be tested at least once every 3 months.

NOTE: All Smoke Alarms are to be tested upon change of occupancy.

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BUILDING REPRESENTATIVES SIGNATURE: _____