

What is Retrofit?

Retrofit legislation as described in Part 9 of the Fire Code addresses the upgrade of existing buildings. Under Part 9 of the Fire Code, alteration may require some construction, renovations or additions. A building permit may be required for some of this work...

The buildings concerned include:

- Assembly occupancies
- Rooming houses
- Health-care facilities & multi-unit residential buildings

Residential buildings with two dwelling units must also meet the retrofit safety regulations.

They must have:

- An electrical inspection by & subsequent approval from the Electrical Safety Authority
- Smoke Alarms
- Fire Separations
- Adequate exits

The Fire Code As a home-owner what you need to Know About Fire Code

What is Fire Code Retrofit?

Retrofit is legislation contained in the Ontario Fire Code to bring existing buildings up to a reasonable level of 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.

What are the Requirements of the Ontario Fire Code?

In general, the regulation looks at five areas of 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

Properties that need to comply

Two Unit Dwellings: Detached, Semi-detached & Duplex containing two dwelling units

Multiple Units: Detached & Semi-detached house with more than two dwelling units

Apartment Buildings: Three or more units

Mixed Residential/ Commercial Three units above commercial store

Penalties from non-compliance range from up to \$25,000 for individuals and to \$50,000 for corporations or one year in prison or both"

