

FIRE SAFETY - RENTAL DWELLING CHECKLIST

Hamilton Fire Department is committed to promoting health, safety, and livability Rental Dwelling housing stock in the City of Hamilton. Inspections of Rental Dwellings are conducted to ensure they comply with Ontario Fire Code (OFC). The following checklist is a practical guide to what Inspectors will be looking for during inspections.

FIRE SAFETY

GENERAL

- Storage of flammable and combustible liquids are stored in conformance with the Ontario Fire Code (OFC)
- Means of egress, access to exits and exits are not blocked by debris, storage, trash, snow, ice, or other combustibles and obstructions
- All life safety systems (including smoke and carbon monoxide alarms) are installed, maintained and operational
- Where two or more dwelling units are located in a building, each dwelling unit is properly fire separated in accordance with the OFC
- Fire Extinguishers are installed in conformance with the OFC where necessary
- Fire Safety Plan and occupant evacuation procedures have been established in accordance with the OFC where necessary
- All fire separated walls and ceilings remain in good repair/condition
- All fire separation doors close and latch
- All fire separation door closers work as intended

EXTERIOR

EXITS AND FIRE ESCAPES

- Are provided with access to a public thoroughfare
- Are provided with illumination
- Are maintained in good repair and free of obstructions
- Are maintained free of ice and snow

CHIMNEY

- Have no signs of structural deficiency or decay

EXTERIOR WALLS

- Combustible materials are not stored against external walls or structures

INTERIOR

INDIVIDUAL DWELLINGS UNITS

- Are fully fire separated from other dwelling units, exits and other areas of the building as outlined in the OFC
- Are provided with the correct number of exits as required by OFC

OWNER OCCUPIED SPACES

- Are fully fire separated from dwelling units, exits and other areas of the building in conformance with the OFC

COMMON SPACES

- Where two or more dwelling units are located in a building and share common areas (i.e.: exits, storage, laundry rooms, lobby areas etc.), these spaces/areas are required to be fire separated in conformance with the OFC

EXITS

- Are free of combustibles and obstructions
- Are fire separated from the remainder of the building in conformance with the OFC where necessary

SERVICE EQUIPMENT AND SPACES

- Heating, ventilating and air conditioning equipment is in good repair and fully operational
- Are fire separated from the remainder of the building in conformance with the OFC where necessary

SMOKE ALARMS

- Smoke alarms installed are fully operational, maintained and tested in conformance with:
 - the OFC
 - manufacturer's specifications/instructions
- Each level of the dwelling (not including crawl spaces and uninhabitable attics) is provided with a working smoke alarm.
- Are located outside sleeping areas/rooms

CARBON MONOXIDE ALARMS

- Carbon Monoxide Alarms installed are fully operational, maintained and tested in conformance with:
 - the OFC
 - manufacturer's specifications/instructions
- A carbon monoxide alarm is required near all sleeping areas in homes with fuel-burning appliances (i.e.: furnaces, stoves or fireplaces)
- A carbon monoxide alarm is required in all residences with attached garages.