



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 275-98

A by-law to prescribe maintenance and occupancy standards for dwelling units with respect to carbon monoxide alarms

WHEREAS Council has authority under Section 102 of the *Municipal Act*, R.S.O. 1990, c.M.45, as amended, to pass this by-law;

NOW THEREFORE, the Council of The Corporation of the City of Brampton HEREBY ENACTS as follows:

1. Definitions

- (a) "Carbon Monoxide Alarm" means a combined carbon monoxide detector and audible alarm device that:
 - (i) is designed to sound an audible alarm upon detection of excessive concentrations of carbon monoxide, and
 - (ii) conforms to UL2034 or ULC CAN/CGA -6.19-M93 and, where electrically powered, is approved by the Canadian Standards Association;
- (b) "Dwelling" shall mean a building occupied or capable of being occupied as a home or sleeping place by one or more persons.
- (c) "Dwelling Unit" means a suite operated as a housekeeping unit, used or intended to be used as a domicile by one or more persons and usually containing cooking, eating, living, sleeping and sanitary facilities.
- (d) "Fire Prevention Officer" means a member of the Fire Prevention Division of the City of Brampton, Fire and Emergency Services;
- (e) "Fuel burning appliances" means appliances such as, but not limited to furnaces, refrigerators, clothes dryers, water heaters, boilers, fireplaces, wood stoves, charcoal grills, gas ranges and space heaters, which are fired by flammable fuels such as, but not limited to natural gas, propane, heating oil, kerosene, coal, gasoline, wood and charcoal;
- (f) "Lodging, Rooming or Boarding House" shall mean a dwelling in which rooms or room and board are supplied for hire or gain, for more than two persons, but shall not include a hotel, motel, group home or other similar establishment;
- (g) "Occupant" means any person or persons over the age of 18 years, or any firm or corporation, in possession of any dwelling unit; and
- (h) "Owner" means any person, firm or corporation having control over any portion of the building or property under consideration and includes the persons in the building or property.

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- (i) "Suite" means a single room or series of rooms of complementary use, operated under a single tenancy, and includes dwelling units, boarding houses dormitories and rooming houses.
2. For the purpose of this by-law, a Rooming, Boarding or Lodging House shall be considered to be one dwelling unit or suite.
 3. Every owner of a dwelling unit shall operate and maintain heating, ventilating and air-conditioning systems, including appliances, chimneys and flue pipes, so as not to create a hazardous condition.
 4. Every owner of a dwelling unit shall repair and maintain the dwelling unit to conform with the standards for carbon monoxide alarms set out in this by-law.
 5. Every owner shall ensure that a minimum of one (1) carbon monoxide alarm be installed in each of the following dwelling units, in accordance with the provisions of this by-law:
 - (a) each dwelling unit containing a fuel burning appliance;
 - (b) for a building containing multiple occupancies, each dwelling unit located on the same floor level as a fuel burning appliance; and
 - (c) for a building containing multiple occupancies, each dwelling unit located on the first and second floor levels of the building above a floor level containing a fuel burning appliance.
 6. Every owner of a dwelling unit shall ensure that each carbon monoxide alarm installed in accordance with this by-law is maintained in good operating condition and in accordance with the manufacturer's instructions.
 7. Every owner shall ensure that carbon monoxide alarms are installed in accordance with manufacturer's instructions and shall be equipped with an alarm that is audible within bedrooms when the intervening doors are closed.
 8. Every owner shall ensure that each electrically powered carbon monoxide alarm:
 - (a) be equipped with visual indications that it is in operating condition; and
 - (b) have NO switch between the carbon monoxide alarm and the power distribution panel.
 9. The Fire Chief and Fire Prevention Officers acting under the Fire Chief's instructions are hereby appointed for the purposes of administering and enforcing the provisions of this by-law.
 10. Any person who contravenes any of the provisions of this by-law is guilty of an offence and upon conviction is liable to a fine as provided for in the *Provincial Offences Act*, R.S.O. 1990, c.P.33 as amended.
 11. This by-law shall come into force on July 1, 1999.
 12. The short title of this by-law is "The Carbon Monoxide Alarm By-law".

Read a first, second and third time and passed in open Council, this 14th day of December, , 1998.

Approved as to content


Verrall Clark, Fire Chief

The Corporation of the City of Brampton


Peter Robertson Mayor


Leonard J. Mikulich Clerk

APPROVED
AS TO FORM
LAW DEPT
BRAMPTON

DATE 12/01/98