

MUNICIPALITY OF KAZABAZUA

SMOKE DETECTORS By-Law number 07-2012

Notice of motion : August 7, 2012

Publication : September 9, 2012

Adoption : November 15, 2012

Effective November 15, 2012

Resolution: 2012-09-234

By-Law 07-2012 relating to Smoke detectors

WHEREAS since the commercialization of the smoke alarm in 1980, the number of deaths has fallen by more than 60% in Quebec

WHEREAS that installing a smoke alarm reduces by half the risk of dying in a fire and it reduces material losses

WHEREAS that the fire cover risk requires that municipalities adopt by-laws on the obligation to install working smoke alarms in every residence.

FOR THESE REASONS: It is therefore proposed by Councillor Pamela Lachapelle, seconded by Councillor Robert Bergeron and unanimously resolved that the by-law number **07-2012** be adopted and be it enacted and declared by this by-law:

1. DEFINITION

- Crawl Space :** A space accessible or not accessible from a few tens of centimeters to a maximum of 1.79 meters in height between the ground and the first floor of the building and used as insulation between it and the ground. Rising damp from the ground are eliminated out of the building by natural ventilation obtained with vacuum vents devices.
- Smoke detector:** Smoke detector with built in ringtone, designed to give the alarm upon detection of smoke within the room or the place in which it is installed.
- Housing:** Accommodation intended to serve as home to one or more persons and usually containing sanitary facilities and facilities to prepare and eat meals and sleep
- Suite :** Space consists of a single room or group of rooms, including housing, single rooms in motels, hotels and lodging, as well as shops and business establishments consist of a single piece or a group of pieces.
- Interconnected:** Set to operate in conjunction with other smoke alarms in order to have a common alarm signal so that the activation of a smoke alarm causes the other connected smoke alarms.

2. FIELD OF APPLICATION

- 2.1 This Regulation is the installation of smoke alarms in homes and in rooms where people sleep and are not part of the housing.
- 2.2 The smoke alarms must be installed, inspected, tested and maintained in accordance with manufacturer's instructions.
- 2.3 Any smoke alarm installation which is prescribed by this regulation must be approved by the Canadian Standards Association << >> (CSA) or Underwriter's Laboratories << >> of Canada (ULC).
- 2.4 This By-Law applies to all existing homes and rooms where people sleep and new construction.

3. MODE OF CONNECTION

- 3.1 The electric smoke alarms must be connected in accordance with manufacturer's recommendations and standard CAN/ULC-S553-02, edition of July 2002, the standard installation of smoke alarms.
- 3.2 The installation of smoke alarms connected to the power supply must be made in accordance with the Electrical Code of Quebec in force and manufacturing standards.
- 3.3 Where several smoke alarms connected to an electrical circuit installed in a home, they must be interconnected and should ideally contain a battery backup in case of power failure.
- 3.4 The maximum number of interconnected smoke alarms must not be greater than the number specified by the manufacturer.
- 3.5 Subject to sections 3.6 and 3.7, only the smoke alarms of the same type or recognized as being compatible must be interconnected on the same branch.
- 3.6 If carbon monoxide alarms are interconnected with smoke alarms, installation diagrams smoke alarms should include specific information on the interconnecting wiring and identify compatible devices.

3.7 The auxiliary devices such visual indicators connected to smoke alarms fitted to trigger these devices must not interfere with the operation of smoke alarms.

3.8 Once the installation is complete, all smoke alarms must be tested in accordance with standard CAN/ULC-S552, standard maintenance and testing smoke alarms.

4. INSTALLATION

4.1 Smoke alarms shall be installed in each dwelling, and in rooms where people sleep and are not part of the housing.

4.2 The smoke alarms should not be installed in garages, basements or storage areas where the temperature can drop to 4 degrees Celsius or above 38 degrees Celsius unless it is smoke detectors specially designed for this type of environment.

4.3 In homes with more than one floor, at least one smoke alarm should be installed on every floor except attics and crawl spaces that are not heated.

4.4 In buildings containing one or more dwelling units with common access at ground level, we must find a smoke alarm in each dwelling in the corridors of each floor and in each stairwell inside.

4.5 Where a floor area exceeding 81 square meters, one (1) additional smoke detector must be installed for each unit of 81 square meters or fraction of a unit.

4.6 In the dormitories, rooming houses and hotels and / or motels, there must be an alarm in every bedroom and in every living room (within a suite). There must also have at least one alarm in every corridor leading to the rooms and each floor of the building (outside the rooms), including the basement (on the same floor or in the same corridor, alarms should not be separated from each other by more than 9 meters).

4.7 In all the places where it is likely to be a deaf person, the smoke alarm should combine a sound to a visual signal as a strobe light.

5. LOCATION

5.1 The smoke alarms must be installed so that the alarms are heard well in all rooms of a home, and in rooms where people sleep, which are not part of a dwelling, despite the presence a noise level higher than normally understood if all doors are closed intermediaries such as, but not limited to, air conditioners and humidifiers.

5.2 The smoke alarms installed near a bedroom in an apartment or a room where you sleep and is not part of a dwelling unit, shall be placed as close as possible to the part in question, but in order to prevent false alarms, not to be placed near steam from a bathroom with a bath or shower, or cooking fumes from kitchens or smoke from a fireplace or a wood stove.

5.3 The smoke detectors placed near bathroom doors, laundries and kitchen must be installed at least 1 meter from the opening to the extent possible, unless it is a smoke alarm specially designed for this type of environment.

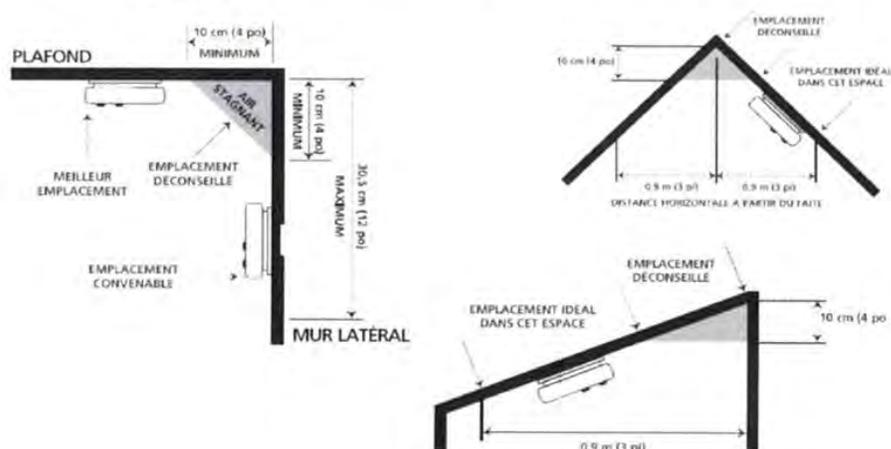
5.4 The smoke alarms should be placed on the ceiling at least 10 cm from the wall and the installation should be on a wall at least 10 cm from the ceiling not exceeding 30 cm.

5.5 If the ceilings have exposed beams or joists, smoke alarms must be installed on the underside of the joists or beams.

5.6 The smoke alarms installed in a stairwell should be placed so that no obstacle would prevent the rising smoke in the stairwell to reach the smoke alarm.

5.7 The smoke alarms installed in a basement should be placed near the stairs leading to the upper floor.

FIGURE 1 : Emplacement de l'avertisseur ou détecteur de fumée sur le mur ou au plafond



6. INSTALLATION AND MAINTENANCE

6.1 Duty of owner

- a) The building owner shall install and take appropriate measures to ensure the proper functioning of smoke detectors, including repair and replacement.
- b) The owner must place a new battery in each smoke detector and feed when renting a home or room to a person that has been occupied for a period of six (6) months or more from the previous tenant.

6.2 Obligations of tenant

- a) The occupant of a dwelling who is not the owner, with the exception of the occupant of a temporary accommodation shall maintain and continuously maintain in perfect condition the smoke alarms installed inside the housing and must also replace the batteries when they are no longer able to function properly with the unit. The maintenance obligation imposed on the occupier under this section does not include the obligation to repair or replace a broken or defective smoke alarm, this requirement being the responsibility of the building owner.

6.3 General maintenance

- a) The battery should be replaced when the alarm beeps intermittently
- b) The battery should be checked to time changes, return from holiday and must be replaced once a year, according to the manufacturer's recommendations.
- c) The alarms should be checked once a month by pressing the button and must be replaced every 10 years, see the manufacturer's recommendations
- d) No person shall paint or alter in any way a smoke detector or remove the lid or one of its parts.

7. ADMINISTRATION

7.1 The officer in charge of the implementation of this By-Law is:

- a) The Director of Fire Protection service or his representative;
- b) The municipal inspector, fire preventionist of the MRC or any other person designated by resolution of the Council.

8. VISITING RIGHTS

8.1 Everyone is obliged to leave the assigned representative (s) by the municipality, to visit the interior and exterior of any constructed building or under construction, from 7:00 a.m. to 7:00 p.m., to ascertain whether the provisions of this By-Law are met. Representatives may adopt any necessary measures to protect the life, safety and property of the citizens of the Municipality and to prevent fire hazards and must also provide all reasonable assistance in the execution of their duties.

9. INFRACTION

9.1 It is an offense that any owner who fails, neglects or refuses to execute the measures required under this By-Law;

9.2 It is an offense who obstructs, defeats or attempts to obstruct any inspection or exercise of the functions defined by this By-Law.

10. PENALTIES AND SANCTIONS

10.1 Any person who contravenes any of the provisions of this By-Law commits an offense and is liable, in addition to payment of costs, to a fine of between:

- 1) \$ 100 and \$ 500 in the case of a first offense;
- 2) \$ 501 and \$ 1000 in the case of a subsequent offense.

10.2 Any legal person who contravenes any of the provisions of this By-Law commits an offense and is liable, in addition to payment of costs, to a fine of between:

- 1) \$ 500 and \$ 1,000 in the case of a first offense;
- 2) \$1 001 and \$ 2 000 in the case of a subsequent offense.

ARTICLE 11. BY-LAW REPEALED

This By-law abrogates and replaces any provision of another by-law incompatible with this By-Law.

ARTICLE 12. ENTRY INTO FORCE

This By-law shall enter into force according to the Law

CARRIED

Ota Hora, Mayor

Pierre Vaillancourt, Director General