Yukon
Building Safety Standards Branch
Box 2703 (C-8)
Whitehorse, Yukon
Y1A 2C6

Whitehorse
THE WILDERNESS CITY

Date: May 14, 2018

# Letter of Notice

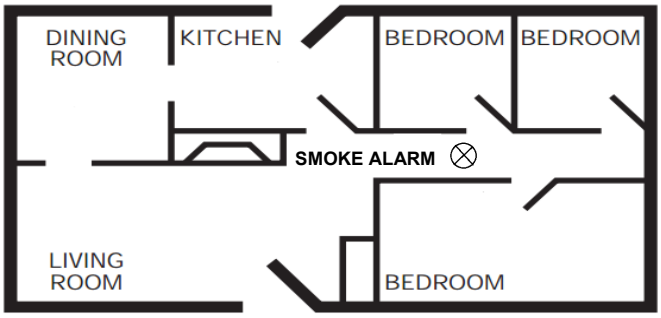
When any Permit is applied for, for an **EXISTING BUILDING**, the location of Carbon Monoxide and Smoke Alarms shall be installed as outlined below:

***RE: Minimum Requirements for the installation of Smoke and Carbon Monoxide Alarms in Existing Buildings as per OIC 2015/250 Building Standards Regulation***

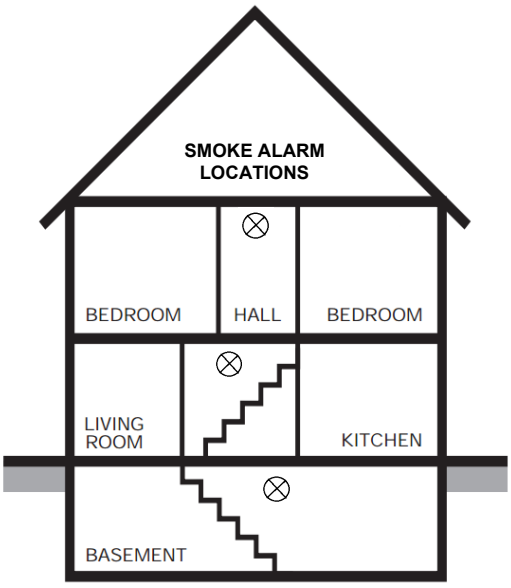
Smoke Alarms conforming to CAN/ULC-S531, "Smoke-Alarms," shall be installed in conformance with CAN/ULC-S553, Installation of Smoke-Alarms." as follows:

- Inside each sleeping room, or
- Located outside a sleeping room, within 5 m of any sleeping room door, between the sleeping rooms and the remainder of the storey , and if the sleeping rooms are served by a hallway, the smoke alarm shall be located in the hallway (see drawings below),
- There shall be at least one smoke alarm installed on each storey, including basements (see drawings below),
- Ancillary spaces and common spaces not in dwelling units in a house with a secondary suite,
- Smoke alarms shall be installed on or near the ceiling, 3' from any air circulating outlet, ceiling fans, Bathroom and kitchen doorways, and not in dead air spaces (see drawings below),
- All smoke alarms shall be installed with permanent connections to an electrical circuit, have no disconnect switch between the overcurrent device and the smoke alarm, **be provided with a battery as an alternative power source** that can continue to provide power to the smoke alarm for a period of no less than 7 days in the normal condition, followed by 4 minutes of alarm,
- Where more than one smoke alarm is required, the smoke alarms shall either be hard wired or make use of wireless technology so that the activation of one alarm will cause all alarms to sound,
- A manually operated device shall be incorporated within the circuitry of a smoke alarm installed in a dwelling unit so that the signal emitted by the smoke alarm can be silenced for a period of not more than 10 min, after which the smoke alarm will reset and sound again if the level of smoke in the vicinity is sufficient to re-actuate it.
- Smoke alarms in a house with a secondary suite shall either be hard wired or make use of wireless technology so that the activation of any one smoke alarm causes all smoke alarms within the house with a secondary suite to sound.
- If a building is not supplied with electrical power, smoke alarms are permitted to be battery-operated.
- Where instructions are necessary to describe the maintenance and care required for smoke alarms to ensure continuing satisfactory performance, they shall be posted in a location where they will be readily available for reference, and
- Suites of residential occupancy are permitted to be equipped with smoke detectors in lieu of smoke alarms, provided a fire alarm system has been installed in conformance with CAN/ULC-S524, "Installation of Fire Alarm Systems".

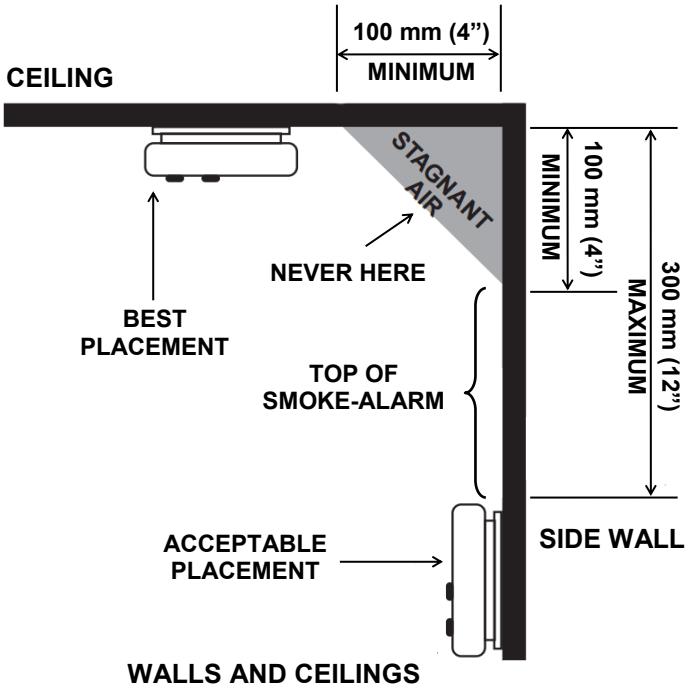
Below are some examples of locations where smoke alarms will be required in **EXISTING BUILDINGS**.



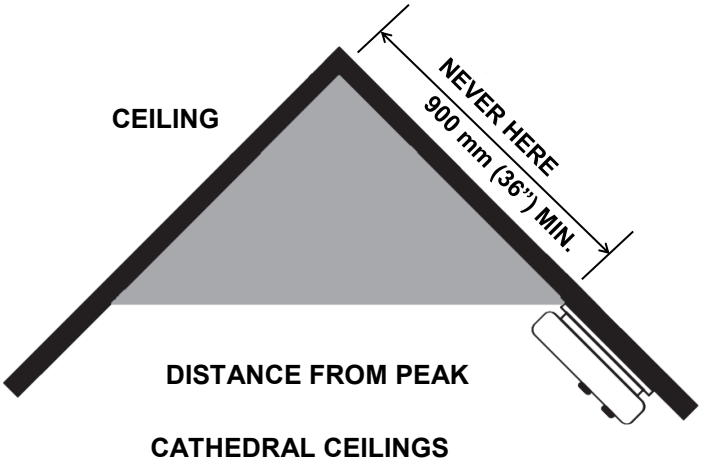

SINGLE FLOOR PLAN




Multiple Floor Plan

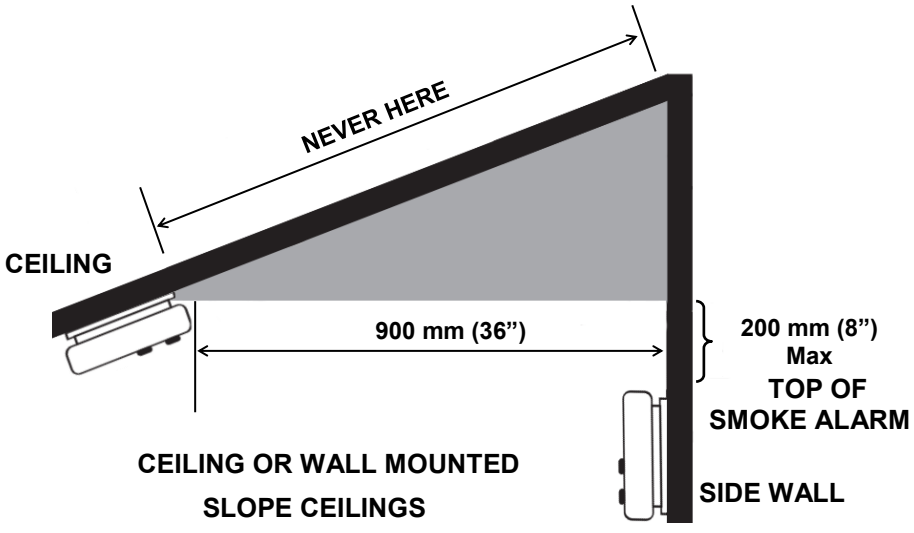



WALLS AND CEILINGS




DISTANCE FROM PEAK

CATHEDRAL CEILINGS



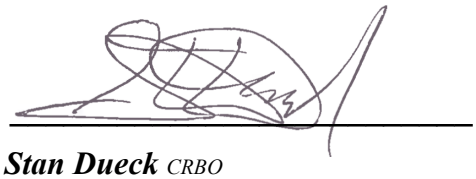

CEILING OR WALL MOUNTED

SLOPE CEILINGS

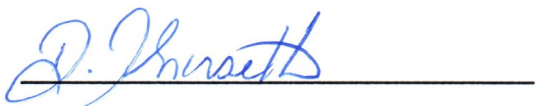
Carbon Monoxide (CO) Alarms conforming to CAN/CSA-6.19, "Residential Carbon Monoxide Alarming Devices," shall be installed in every building with a residential or care occupancy that contains a fuel-burning appliance or an attached garage, as follows:

- Have no disconnect switch between the overcurrent device and the CO alarm, where the CO alarm is powered by the electrical system, and
- Be mechanically fixed at a height recommended by the manufacturer.
- Where a room contains a solid-fuel-burning appliance, a CO alarm shall be mechanically fixed within the room:
  - ◊ at the manufacturer's recommended height where these instructions specifically mention solid-fuel-burning appliances, or
  - ◊ in the absence of specific instructions related to solid-fuel-burning appliances, on or near the ceiling.
- Where a fuel-burning appliance is installed in a suite of residential or care occupancy, a CO alarm shall be installed:
  - ◊ inside each sleeping room, or
  - ◊ outside each sleeping room, within 5 m of each sleeping room door, measured following corridors and doorways, and.
  - ◊ in the room or where the appliance is not located within a room, than within the storey that the fuel-burning appliance is located.
- Where a fuel-burning appliance is installed in a service room that is not in a suite of residential or care occupancy, a CO alarm shall be installed:
  - ◊ inside each sleeping room, that shares a wall or floor/ceiling assembly with the service room, and
  - ◊ in the service room.
- For each suite of residential or care occupancy that shares a wall or floor/ceiling assembly with an attached garage or that is adjacent to an attic or crawl space to which the attached garage is also adjacent, a CO alarm shall be installed:
  - ◊ inside each sleeping room, or
  - ◊ outside each sleeping room, within 5m of each sleeping room door, measured following corridors and doorways.
- Where more than one CO alarm is required within a suite, the CO alarms shall be wired so that the activation of one alarm will cause all alarms within the suite to sound.
- Where CO alarms are installed in a house with a secondary suite including their common spaces, the CO alarms shall be wired so that the activation of any one CO alarm causes all CO alarms within the house with a secondary suite including their common spaces to sound.
- If a building is not supplied with electrical power, battery-operated carbon monoxide alarms are permitted, but they must be mechanically fixed.

Please be advised that the National Building Code requires that all smoke alarms be provided with a battery back-up. Should you have any questions please contact one of the undersigned.



***Stan Dueck*** *CRBO*
Chief Building Inspector
Building and Safety Standards Branch
Yukon Government
Phone: (867) 667-5445



**Doug Thorseth**
Supervisor, Building Inspection
Planning and Building Services
City of Whitehorse
(867) 668-8343