

LOWRISE AND HIGHRISE RESIDENTIAL RETROFIT COMPLIANCE

On October 9, 1994, the statutory period for compliance with Ontario Regulation 627/92, which deals with the retrofit requirements for low-rise and high-rise residential buildings, ended. As of that date, all low-rise and high-rise buildings must be in compliance with retrofit provisions. The only exceptions are where building owners have been granted an extension of time to complete the work or have had a Life Safety Study approved by the Chief Fire Official.

It is important that building owners be reminded of their obligation and responsibility to comply with the requirements of the Ontario Fire Code, including retrofit. To help the fire service notify these owners, the Office of the Fire Marshal (OFM) has prepared a draft letter which is attached to this Communiqué;. Fire departments are encouraged to distribute copies of this letter to affected building owners within their municipality. In addition, fire departments may wish to review Communiqué; #94-021, Retrofit Extension of Time Provisions that was released September 1, 1994.

To: Owners/Property Managers
Multiple Unit Residential Occupancies

Re: ONTARIO FIRE CODE
RETROFIT SECTIONS 9.5 AND 9.6

On October 9, 1994, the statutory compliance period for O. Reg. 627/92 dealing with the retrofit requirements for low-rise and high-rise residential buildings elapsed. As of this date, buildings affected by the retrofit regulation were required to be in compliance with the retrofit provisions. If your building(s) are not in compliance or do not have an extension of time approved by the local Chief Fire Official, you are in violation of the retrofit regulation and may be subject to prosecution.

The retrofit provisions are based on a minimum level of life safety for occupants of existing buildings. If you are in violation, it is imperative that you take immediate action to comply with the regulations. Failure to comply with the retrofit regulation in the Fire Code is a contravention under the Fire Marshals Act and upon conviction an owner is liable to penalties of up to \$25,000 (where an owner is a corporation - \$50,000) or one year in prison or both.

The owner is responsible for ensuring compliance with the retrofit regulation and if your building(s) are not in compliance or do not have an extension of time approved by the local Chief Fire Official, your immediate attention is required.