

Smoke Alarm

Regulations for Rental Properties in Winnipeg

If you live in a rental property in Winnipeg, please read this brochure carefully. It contains important information about smoke alarms in rental homes and apartments – information that could save your life. It will help you make sure you and your family are protected if there's a fire; know your rights and obligations.

YOUR LANDLORD'S OBLIGATIONS

Your landlord must:

- Install a smoke alarm in your rental unit. This smoke alarm must be:
 - a hard-wired, 120-volt AC powered smoke alarm; or
 - a 10-year lithium-powered smoke alarm.
- Make sure the smoke alarm is always working.
- Test and clean your smoke alarm at least once a year to make sure it's working properly.
- Re-test the smoke alarm whenever a new tenant moves in.
- Show you how to use and test the smoke alarm.
- Provide phone numbers for you to call if your smoke alarm isn't working properly.
- Replace a smoke alarm that isn't working properly within 24-hours of finding out about it.
- Report to the City of Winnipeg Fire Prevention Branch if a smoke alarm or any other fire safety equipment is tampered with.

YOUR OBLIGATIONS AS A TENANT

You must:

- Never tamper with a smoke alarm. It's against the law and you can be charged under the Fire Prevention bylaw. You could be fined up to \$1,000 and/or sent to jail for up to 6 months. Also, your landlord can give you as little as five days' notice to move if you are caught tampering with a smoke alarm.
- Tell your landlord or caretaker immediately if your smoke alarm isn't working. Be sure to write down the date and time that you reported it.
- Call Winnipeg Fire Prevention at **311** if your landlord doesn't repair or replace your smoke alarm within 24-hours.

You should also:

- Ask your caretaker to show you how to test the smoke alarm in your rental unit. Test your smoke alarm every month and write down the date that you did the test. When you press and hold the test button, the smoke alarm should start and the alarm should sound. Be sure to test hard-wired alarms, too. The light on the alarm only means there is power to the alarm.
- Ask your caretaker to show you how to use the pause, hush or silence button on your alarm if it has one. This button allows you to turn off the alarm for awhile if you burn toast or your oven is smoking. The alarm will beep while it is paused and will reset after 10 minutes.
- Make sure the caretaker gives you phone numbers to call if your smoke alarm isn't working properly.
- Plan your home escape in case of fire. Make sure your family knows the plan and that you practise "escaping" from your home regularly. If you'd like to know more about home escape plans, call the Fire Prevention Branch at **311**.

IF YOU HAVE ANY QUESTIONS

- Call the City of Winnipeg at **311** if you have any questions about smoke alarms or general fire safety.
- Call the Residential Tenancies Branch at 204-945-2476 if you have any questions about rental properties in Winnipeg.

Smoke Detector (120 Volt with Battery Back Up) Operating Instructions

THE ALARM PAUSE FEATURE

NOTE: The smoke alarm will silence nuisance alarms for a maximum of 10 minutes. However, if the level of smoke density increases, the smoke alarm will override the Alarm-Pause mode and sound the alarm.

TO SILENCE NUISANCE ALARMS

The Alarm-Pause button is located on the right side of the alarm cover. Press it for a minimum of 5 seconds then release to activate the Alarm-Pause feature. The unit will “beep” approximately once every 45 seconds to alert the household that the smoke alarm has been silenced. Once the “beeping” has stopped, the alarm has returned to normal operation. When the Alarm-Pause feature is activated, the alarm should not respond to smoke for a period of approximately 10 minutes, unless smoke levels become very heavy.

HOW TO TELL IF THE SMOKE ALARM IS WORKING

Check to see that the green operating light is on. The operating light is visible behind the slotted case and confirms that the smoke alarm is receiving AC power. At least once a week, press the test button, located on the left side of the alarm cover, until the alarm sounds, then release. This is the only way to be sure the alarm is working correctly. If the alarm fails to test properly, contact your Site Manager immediately.

WARNING !

If the alarm horn sounds a loud, continuous sound and you are NOT testing the unit, the alarm has sensed smoke or combustion particles in the air. The alarm horn is a warning of a possibly serious situation. It requires your immediate attention.

The alarm could be caused by a nuisance situation. Abnormal air conditions such as cooking smoke or cigarette smoke, sometimes called “friendly fires”, can cause the alarm to sound. If no fire is apparent, press the Alarm-Pause button to quiet the alarm, then open a window to remove the smoke. The alarm will turn off as soon as the air is completely clear. Do not open your suite door to ventilate the smoke as this may cause the building fire system to activate. Excessive dust may also cause the alarm to become sensitive. Never disconnect the battery or the AC power on any type of smoke alarm to silence a nuisance alarm.

HOW TO TELL IF THE ALARM IS WORKING

WARNING !

Never use an open flame of any kind to test your alarm. You may set fire to and damage the alarm, as well as your home. The built-in test switch accurately tests all alarm functions as required by Underwriters Laboratories of Canada. It is the only correct way to test the unit.

Contact your Site Manager immediately if the alarm does not sound upon pressing the test button; if the green operating light does not remain steadily on; or the red operating light does not flash once every 45 seconds.

Vacuum the dust off the alarm’s cover regularly. We recommend vacuuming it monthly. To clean the alarm, use a soft-brush attachment of your vacuum. Carefully remove any dust from the vents of the alarm. Do not remove the smoke detector to vacuum. Test the alarm to make sure it is working properly.

BATTERY REPLACEMENT

A Lithium 10 year battery is the only acceptable back-up battery for use in this smoke alarm. When the back-up battery reaches the end of its normal life, a low battery warning (intermittent beeping) for up to 30 days, will indicate the need for a back-up battery replacement. Battery compartment drawer is designed to resist closing when the battery is removed. The low battery warning beep is disabled when the battery drawer is open. The alarm will “beep” if the battery is reversed and the unit is receiving AC power.

WARNING !

Use of a non-recommended battery may be detrimental to the proper functioning of the alarm. Only Quality Management Ltd. staff are allowed to replace this type of battery. Contact your Site Manager immediately if you hear the low battery warning.

SMOKE ALARMS ARE NOT FOOL-PROOF

Like all other electronic devices, smoke alarms have limitations. Smoke alarms may not sense every kind of fire every time. They cannot be expected to sense dangerous fires caused by carelessness or safety hazards. They may not give early warning of fast-growing fires caused by smoking in bed, violent explosions, escaping gas, improper storage of flammable liquids, overloaded electrical circuits, children playing with matches or lighters, or persons who set fires on purpose.

SMOKE ALARMS HAVE LIMITATIONS

Smoke alarms are incapable of sounding the alarm until smoke reaches the sensing chamber. Anything preventing smoke from reaching the alarm may delay or prevent an alarm. A smoke alarm cannot detect fire in the walls or roof unless and until a significant amount of smoke reaches the alarm. A closed door may prevent smoke from reaching a smoke alarm on the other side of the door.

SMOKE ALARMS ARE NOT A SUBSTITUTE FOR LIFE OR TENANT INSURANCE

Though smoke alarms have been responsible for saving many lives, North American Detectors Inc. and / or Quality Management Ltd. do not warrant or imply in any way that the smoke detectors provided will protect lives and property in the event of a fire. Tenants should be sure to insure their lives and property.

SMOKE ALARMS HAVE A LIMITED LIFE

Smoke alarms contain many parts. Any of these parts could fail at any time. Therefore, you must test your smoke alarm weekly. Clean and take care of it as described herein. Contact your Site Manager immediately when the smoke alarm fails to test properly.

NOTE: If the smoke detector is tampered with in any form, Quality Management Ltd. will have no alternative but to replace the smoke detector and bill the lease holder a **\$100 replacement and labour charge**. Additionally, tampering of a smoke detector will be reported to the City of Winnipeg Fire Department. Tampering with an smoke detector, fire alarm, or alarm speaker can result in a **\$1000.00 fine**. If a smoke alarm is covered with plastic, tape, etc. to prevent going off, **the tenant will be reported for tampering with the alarm function.**

If your smoke alarm is not working properly in any way, report it immediately to your Site Manager. After business hours call our message service at 204-943-1711. A caretaker will be paged and replace your smoke detector immediately.