



Fire Code Compliance: **More than good sense, it's the law.**

The Ontario Fire Code is a regulation under the Fire Protection & Prevention Act as a companion document to the Ontario Building Code.

As a landlord you should know:



The Ontario Fire Code clearly states that the property owner is responsible for complying with the requirements of the Code. Failing to meet Fire Code Compliance and Retrofit rules could result in fines from \$50,000 - \$100,000 and possibly a year in prison.

Fire Code Retrofit applies to any building with two or more units, from the house with a second suite right up to apartment buildings, hotels, and motels.



Fire Departments are taking a zero tolerance policy toward non-compliant properties, actively enforcing the Fire Code and issuing court summonses to owners of every occupancy type who contravene the Retrofit provisions.

What does this mean to you?

Fire Departments of Ontario employ excellent fire fighters, fire safety promoters and fire prevention educators. However, some very rigid enforcement policies driven by liability concerns continue to cause distress among small apartment building and two-unit home owners.

The goal should be improved fire safety, not creating a bureaucratic nightmare.

Should a fire occur and your property was not code-compliant prior to the fire, you could be personally liable and see your insurance policy cancelled. Mortgage holders could refuse to renew if they are not satisfied you are code-compliant.

Why hire The Fire Guy?



Paul Schuster, The Fire Guy, is an independent Fire Code inspector who is fully conversant with Fire Code issues. Being independent, he does not report to any level of government unlike fire departments and building inspectors.



With 40 years in the fire service, including 17 years in fire prevention and 18 years as The Fire Guy, Paul offers the very best advice in all matters of fire safety thus ensuring the highest degree of life safety. And isn't saving lives everyone's goal?

For Paul, nothing is routine when it comes to fire safety: every inspection is unique.

Please contact Paul Schuster at **905-884-4423** to learn more about how he can help you protect your investment with a property assessment. You'll not only be compliant under the laws of the Province of Ontario you'll enjoy peace of mind as well.

For more information, a link to the Ontario Fire Code, and the benefits of working with Paul Schuster visit www.thefireguy.ca

**For a free telephone consultation, call Paul Schuster
The Fire Guy 905-884-4423**

**Your independent inspector,
providing fire safety solutions to the residential
and commercial industry since 1985**

