

“NEW” Smoke and Carbon Monoxide Alarm Requirements

On January 1, 2022, the Construction Codes Act and Building Code Regulations came into effect in Saskatchewan replacing the Uniform Building and Accessibility Standards Act and Regulations (UBAS Act and Regs), respectively. The Building Code Regulations has the following requirements that will come into force on **July 1, 2022**:

Every building that contains a residential occupancy is required to have smoke alarms installed inside **each bedroom**, in the **bedroom corridor**, and **each storey without a bedroom**. These smoke alarms are permitted to be battery operated. **If** the building was constructed before June 6, 1988, then the batteries used for the smoke alarms must be 10-year batteries (see photo attached for example of 10-year battery alarm).



Every building that contains a residential occupancy is required to have a carbon monoxide alarm installed inside **each bedroom OR** within 5 m (16') of **each bedroom door**. These carbon monoxide alarms are permitted to be battery operated. **If** the building was constructed before October 1, 2009, then the batteries used for the carbon monoxide alarms must be 10-year batteries (see photo attached for example of 10-year battery alarm).



What does this mean for owners?

If your house/condo/duplex/etc. is missing smoke and/or carbon monoxide alarms in the locations listed above, then as the owner it is your responsibility to install the missing alarms.

What does this mean for the municipality?

It is strongly recommended that the municipality provide education to their rate payers of these changes.

In speaking with Building Standards, the municipality and building officials are not required to enter every property to ensure that these alarms are installed. However, when a building official does enter the building for other reasons (building permit related), then we do have to provide due diligence by verifying the installation.