

MULTI-UNIT RESIDENTIAL OCCUPANCIES

OWNER / OCCUPANT INSPECTION INFORMATION



Checklist: Common Fire Safety Requirements

Manitoba Fire Code requires building owners or occupants to comply with the requirements on this checklist.

These requirements are not a complete list; there may be additional requirements for your occupancy.

RESIDENTIAL USES INCLUDE:

- Converted residential dwellings,
- Apartment blocks
- High-rise apartment blocks



Winnipeg Fire Department

Fire Prevention Branch
2nd Floor - 185 King St.
Winnipeg, MB, R3B 1J1
Call 311

[Email](#)

- Address:** Must be visible from road and lane, free from foliage, trees, etc.
- Corridors:** Must be kept free of obstructions to provide access to the exits.
- Emergency lighting - may or may not be required:** May be provided by battery packs with remote and attached heads, or by emergency generators that will illuminate specified A/C fixtures or remote light heads. Must be operational, no visible damage, with heads aimed in proper direction, and serviced and tagged annually by a certified technician.
- Emergency procedures posted:** Evacuation procedures should be posted on every floor.
- Electrical:** Must be maintained in good condition. Appliances must have proper electrical service.
- Exit doors:** Ensure all exits are unobstructed and doors and emergency exit windows to fire escapes and balconies are easily openable.
- Extension cords:** Kept to a minimum and not overloaded.
- Exit signs may or may not be required:** Must be visible and remain illuminated at all times the building is occupied and provided at emergency exits or windows.
- Fire alarm systems:** Must have a working A/C power-on bulb and be in good working condition with no audible or visual damage. Must have a current service label (within the last 12 months).
- Fire Doors:** Must not be blocked or wedged open, including stairwell doors. Must have closures and no wedges to hold open fire-rated doors.
- Fire Escapes & balconies:** Must be maintained in good condition and provide a safe means of egress or area of refuge.
- Fire Separations:** Must have no holes or openings that compromise their purpose.
- Garbage disposal:** Commercial containers must be located three meters from combustible buildings and away from windows or building openings. If inside, commercial containers should have tight-fitting lids and be in fire-separated rooms.
- Laundry rooms:** Doors should be kept closed at all times; dryer lint trap should be cleaned out after every use. Dryer venting should be cleaned annually or as required.
- Portable Fire Extinguishers must:**
 - Be located adjacent to corridors or aisles that provide access to exits.
 - Be mounted in a visible location, accessible, and serviced and tagged at least once every 12 months by a certified technician.
 - Be full and functioning (no damage, corrosion, leaks malfunctioning parts or clogged nozzles).
 - Have a minimum rating of 2A-10BC
- Portable heaters:** Must be an approved type and kept away from combustibles.
- Smoke alarms:** 10 year lithium or hard-wired smoke alarms should be installed serving all sleeping areas and may require a pause/silence feature.
- Storage areas:** No storage of propane or flammable or combustible liquids. Storage should be fire separated from the remainder of the building.