

# PCC 122

**DATE:** November 29, 2019  
**TO:** PCC 122 Homeowners  
**FROM:** The Board of Directors  
**SUBJECT:** Chimney Cleaning & Inspection Required  
Dryer Lint Traps & Hoses Require Cleaning

## ***NEWS RELEASE***

**#2-2019**

Dear Homeowners:

**FIRE PROTECTION AND PREVENTION ACT, 1997**  
[ONTARIO REGULATION 213/07](#): FIRE CODE  
**CHIMNEY INSPECTION - CHIMNEYS, FLUES AND FLUE PIPES**

Pursuant to the Fire Protection and Prevention Act, (1997), your Board of Directors has taken the initiative to investigate the status of chimney safety as it pertains to cleaning and inspections. Inspections are mandatory according to the Act and appear to have been overlooked to date.

Wood burning and gas fireplace chimneys **require annual cleaning and inspection regardless of how many times the fireplace is used**. Homeowners are responsible for arranging this annual inspection of their fireplace chimney, flue and flue pipe. The homeowner is responsible for the cost of cleaning and inspection. The Corporation is responsible for the cost of replacement or repair of any structural deficiencies.

To be compliant with the Fire Code (link provided above) and in keeping with safety procedures in our aging infrastructure, the Board is requesting that all owners with a fireplace in their unit be diligent with booking yearly inspections as required.

A copy of each inspection report is required to be submitted to the Management Office no later than 31 October of each year starting in 2020. We can then monitor the status of each unit and budget for potential repairs as required.

The Fire Code states:

### **SECTION 2.6 SERVICE EQUIPMENT**

#### **Chimneys, flues and flue pipes**

##### **2.6.1.4. (1) Every chimney, flue and flue pipe shall be inspected to identify any dangerous condition**

- (a) at intervals not greater than 12 months,**
- (b) at the time of addition of any appliance, and**
- (c) after any chimney fire**

##### **(2) A chimney, flue, or flue pipe shall be replaced or repaired to eliminate**

- (a) any structural deficiency or decay, and**

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(b) all abandoned or unused openings which are not effectively sealed in a manner that would prevent the passage of fire or smoke.

(3) Chimneys, flues and flue pipes that constitute a fire hazard shall be repaired or replaced in accordance with the Building Code.

**2.6.1.5.** Chimneys, flues and flue pipes shall be cleaned as often as necessary to keep them free from accumulations of combustible deposits.

Owners can select their own service provider. Various owners in our complex have contracted and recommend the following service provider:

Enchanted Chimney Sweeps

**Phone:** [\(905\) 897-0584](tel:9058970584)

[enchantedchimney.com](http://enchantedchimney.com)

Over the years, many of the standard unit wood burning fireplaces have been upgraded to gas, electric or closed off completely. Many of these changes have occurred without the knowledge or approval of Management. As a result, we are taking this opportunity to determine what variety of fireplaces we now have in our complex. Please complete the attached questionnaire and return it to the management office **no later than Friday, December 13, 2019.**

## **Dryer Lint Traps & Hoses Require Cleaning**

Another fire hazard that is often overlooked is the build-up of lint in the laundry dryer lint trap and the dryer hose that exhausts to the outside. Traps and hoses should be cleaned out on a regular basis to prevent fire occurring. Hire a contractor to clean the hose if you are unable to manage it yourself. The Fire Code States:

### **SECTION 2.4 FIRE HAZARDS**

#### **Subsection 2.4.1. Combustible Materials**

#### **Accumulation of combustible materials**

#### **LINT TRAPS FOR LAUNDRY EQUIPMENT**

**2.4.1.5.** Lint traps in laundry equipment shall be cleaned to prevent the accumulation of lint that creates an undue fire hazard.

Your cooperation is very much appreciated. Should you have any questions please contact the Management Office.

Best regards,

The Board of Directors

Attachment

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## FIREPLACE QUESTIONNAIRE

PLEASE COMPLETE THE CHART BELOW TO  
DESCRIBE THE TYPE OF FIREPLACE(S) INSTALLED IN YOUR UNIT

(Please change the title to suit your type of fireplace as required)

FLOOR	UNIT #	NAME	ORIGINAL WOOD BURNING	GAS WITH LOGS & OPEN DOORS	GAS WITH LOGS & SEALED DOORS	ELECTRIC	SEALED & NON-FUNCTIONAL	*OTHER
Ground								
Basement								

\*Describe "Other" Here: \_\_\_\_\_

\_\_\_\_\_  
Date

*Thank You*

Please return to the Management Office by Friday, December 13, 2019