



# Staying CO Safe – From the Ground Up

By Greg Kerr

As a condo manager, you're well versed in managing costs within a diverse, operational framework – sometimes known as



the bottom line – with the goal of providing a safe and thriving environment for tenants. Nothing gets by you. But did you know that there's something in your condo that you can't see, can't smell, can't taste – and only know it's there when you fall unconscious or die?

It's carbon monoxide (CO), often called 'the silent killer', and over 50% of CO injuries and fatalities occur in apartment buildings and condominiums. Early carbon monoxide symptoms include nausea, burning eyes, headache, drowsiness, loss of consciousness and confusion. Some have described it with flu-like symptoms; however, unlike the flu, there is no fever. Prolonged CO exposure

and concentrations of 100 parts-per-million or more can be lethal.

Death and injury due to CO is one of the largest, widest reaching problems in Ontario, particularly as it relates to the operation of fuel-burning devices or make-up air units. The problem is most pronounced in multi-unit residences, principally within common areas including community pools, gyms, social rooms and, most noticeably, hallways. And like any gas, CO can easily find its way through physical spaces if released by an improperly maintained fuel-burning device. So how do you reduce the CO risk and ensure tenant safety? It starts from the ground up – and everyone plays a part.

It is the building owner's and the hired contractor's responsibility to ensure repairs and maintenance follow the manufacturer certified instructions.

## A Team Effort

More than two-thirds of CO risks or incidents are due to lack of proper maintenance of fuel-burning devices. The building owner must schedule regular inspections and maintenance for all fuel-burning devices within the building in accordance with the *TSS Act*, regulations and manufacturer's certified instructions. It is also the responsibility of any contractor working on a fuel-burning device to ensure their work is completed according to regulations and the manufacturer's certified instructions posted on every device.

## Keep CO Out

- Check with your building owner to ensure technicians servicing the devices in your condo are properly certified by the Technical Standards and Safety Authority (TSSA).
- Install and regularly test certified CO alarms.



# Elevate your career

## Prepare for your Registered Condominium Manager (RCM) designation with George Brown College

Gain a strong foundation in condo management with our Condominium Management Certificate – offered in partnership with the Association of Condominium Managers of Ontario (ACMO). Taught by industry professionals, courses explore the essentials of condominium law, financial management, administration, human resources and facilities management.



All courses are offered in the evenings at our St. James Campus, conveniently located in the heart of downtown Toronto. Completion of the following four certificate courses will allow you to write the Registered Condominium Manager (RCM) exam administered by ACMO:

- Condominium Law
- Condominium Administration and Human Relations
- Financial Planning for Condominium Managers
- Physical Building Management

[coned.georgebrown.ca/condo](http://coned.georgebrown.ca/condo)

For more information, contact us at 416-415-5000, ext. 2163, or [cebusiness@georgebrown.ca](mailto:cebusiness@georgebrown.ca).



School of  
**Continuing  
Education**



*Mark Your Calendar*

The Premier Conference  
for the Ontario  
Condominium Industry  
is Back for its 22<sup>nd</sup> Year!



HOSTED BY



**NOVEMBER 16-17, 2018**  
**TORONTO, ONTARIO**

## About TSSA

The Technical Standards and Safety Authority (TSSA) is one of Ontario's public safety regulators mandated by the Government of Ontario to enforce provincial safety regulations and enhance public safety. Throughout Ontario, TSSA regulates the safety of amusement devices, boilers and pressure vessels, elevating devices, fuels, operating engineers, ski lifts, and upholstered and stuffed articles. Its range of safety services include public education and consumer information, certification, licensing and registration, engineering design review, inspections, investigations, safety management consultation, and enforcement and prosecution activities. The organization's vision is to be a valued advocate and recognized authority in public safety.



- Report broken CO detector alarms to the building owner immediately.

### TSSA: Keeping Ontarians Safer

Ensuring public safety – it's the cornerstone of TSSA. And while owners, managers, contractors and residences play their part in keeping everyone safe, it's TSSA who enforces, inspects and advocates for the public. So, what are we doing to address the CO risk in apartments and condominiums?

### Enforce and Inspect

As a part of our Apartments and Condominium Action Plan, TSSA has launched a multi-pronged program focus-

ing on locations where CO incidents have occurred. Beginning in early 2018, TSSA will contact over 100 at-risk locations and schedule inspections of all fuel-burning devices to ensure they have been properly maintained. Throughout the remainder of 2018, a targeted approach of buildings will take place to close out the plan.

### Advocate

Through our ongoing and highly visible Silent Killer CO Safety campaign, TSSA has helped educate millions of Ontarians around the dangers of CO and preventative steps to mitigate this deadly risk. Our advocacy for all facets of TSSA's safety mandate, effectively spans media includ-

ing digital, conventional print, social and direct outreach with the achieved goals of shared knowledge, education and awareness on the dangers of CO.

Questions on your responsibilities or any other aspect of fuels safety? Contact us at [fuels\\_technical\\_services@tssa.org](mailto:fuels_technical_services@tssa.org) or 416-734-2726. For any other question, contact TSSA toll-free at 1-877-682-8772 or visit us online at [www.tssa.org](http://www.tssa.org). ■

**Gregory Kerr** is a communications advisor with the Technical Standards and Safety Authority | Stakeholder Relations. He can be reached at (416) 734-3437 or [gkerr@tssa.org](mailto:gkerr@tssa.org) [tssa.org](http://tssa.org)

## Davidson Houle Allen LLP Condominium Law

Eastern Ontario's Condominium Law Firm.

Need advice? We have answers.

We've Moved! Our phones, faxes, & emails remain the same, but we have a new address:

410 Laurier Ave W, Suite 800,  
Ottawa, ON K1R 1B7

**Ottawa: 613-231-8359**  
**Kingston: 613-531-7905**

Visit our Condo Law  
News Blog at:

[davidsoncondolaw.ca](http://davidsoncondolaw.ca)



Davidson Houle Allen LLP  
Condominium Law

EASTERN ONTARIO'S CONDOMINIUM LAW FIRM