



# Quick Guide to Fire Safety for Rental Accommodations One-Two Family Dwellings in PEI

This checklist is for tourism operators of single-family dwellings (cottages) and duplexes rented as Tourism Establishments on Prince Edward Island. PEI follows Canada's National Fire Safety codes, as per the *PEI Fire Safety Act RSPEI 1988 Cap. F-11.1 and associated Fire Safety Regulations*.

This checklist will help you prepare for fire inspections and keep guests safe.

**Pro tip:** Hire licensed professionals (Licensed Electricians and WETT Certified Technicians). Keep receipts and reports for 5 years. Apply and receive permits proceeding with anywork!

## 1. Paperwork & Planning (Do this first!)

- **Look around for risks** (once a year): overloaded plugs, blocked doors, etc.
- **Make a simple fire escape plan:** draw exits, test alarms, list emergency numbers. Post it in your rental binder or on the back of the unit door.
- **Save all records:** inspections, permits, repairs—keep for 5 years.
- **Check your insurance** covers fire/electrical issues and ask for yearly code checks.
- **Duplex owners:** walls between units must be fire-rated (ask your builder).

## 2. Electrical (Get a licensed PEI electrician to check)

What to do	Why & how often
[ ] GFCI outlets in bathrooms, kitchens, outdoors, garage	Test monthly (push TEST button)
[ ] AFCI breakers in bedrooms	Canadian Electrical Code requirement since 2015
[ ] Smoke alarms (battery operated or hard wired)	Test monthly, check batteries, and make sure units are less than 10 years old.
[ ] Label breaker box clearly	Fill any blank breakers.
[ ] Get a CEC certificate after any electrical work	Keep it!

## 3. Smoke & CO Alarms (Save lives!)

- **Smoke alarms** in every bedroom and outside of the sleeping areas on each floor.  
**Check batteries after each guest stays!**
- **CO alarm** near bedrooms if you have gas/oil/wood heat or an attached garage.
- **Test monthly** (press button).
- Must be loud (85 dB) and work for 10 years (sealed battery OK).
- **Duplex:** separate alarms per unit, but they should wake up everyone.

## 4. Fire Extinguishers

- **ABC 2.5-lb extinguisher** in kitchen + near exits (one per 2,000 sq ft).
- Mount 3½–5 ft high, easy to grab.
- **Check monthly:** gauge in green, pin/seal OK.
- **Pro service yearly.** T & K in Charlottetown or P & G in Summerside

## 5. Escape Routes & Lights

- **2 clear exits** (doors  $\geq 32$ " wide, no obstructions in way).
- **Bedroom windows open easily** (no keys/tools,  $\geq 3.77$  sq ft opening).

## 6. Heat & Appliances

- **Chimney sweep** yearly by WETT pro (wood fireplaces).
- **Space heaters**: CSA-approved, plug straight into wall, 3 ft from combustibles.
- **Dryer vent** to outside, clean lint yearly, must be a solid sheet metal hose.
- **No unvented gas heaters**. Furnace/boiler service yearly.

## Need Help?

### Tourism PEI's Fire Inspectors

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- **Permits**: PEI Inspection Services
- **Codes**: National Building Code (NBC) 2020, National Fire Code (NFC)
- **Pros**: Use licensed electricians, WETT techs, etc.

**Check off as you go—stay safe and licensed!**