

New Fire Code Requirements for CO Detection January 1, 2026

The Ontario Fire Code has been updated to require carbon monoxide alarms on every level of a home starting January 1, 2026.

SECTION 2.16 INSTALLATION OF CARBON MONOXIDE ALARMS

- CO detection in all service rooms containing fuel-fired appliances (gas-fired boilers, gas-fired air handling units, diesel-fired generators or fire pumps)
- CO detection in all suites (by sleeping area and every floor of the unit) located next to a shaft containing a vent for a fuel-fired appliance (for example, boilers in basement that are vented to roof, needed at all suites beside the shaft)
- CO detection in all corridors if the make-up air unit is gas-fired. One every 25m and one in each divided area of the corridor.
- CO detection in all suites (by sleeping area and every floor of the unit) that are adjacent (beside, above, below) a service room containing gas-fired or diesel-fired equipment or adjacent (beside, above, below) to an enclosed parking garage
- CO detection in all suites (by sleeping area and every floor) containing a fuel-fired appliance (like a gas-fired PTAC, or gas fired furnace seen in lots of stacked townhomes and in some highrises)

CAI Canada is hearing that some inspectors are interpreting clause (4) to mean that if you have a gas-fired make-up air unit, you require CO detection in all suites. This is because clause (4) says “(c) adjacent to each sleeping area within each **suite of residential occupancy or care occupancy** directly heated by the forced-air fuel burning **appliance**, and

(d) on each **storey** without a sleeping area within each **suite of residential occupancy or care occupancy** directly heated by the forced-air fuel burning **appliance**.” It appears that some officials are deeming the suites to be directly heated by the make-up air unit. In other municipalities, they seem to be limiting installation to corridors. The correct answer will presumably come out with time.

Carbon monoxide alarms must meet the requirements of CSA-6.19, “Residential Carbon Monoxide Alarming Devices” or UL 2034, “Single and Multiple Station Carbon Monoxide Alarms”.

The authority to issue fines has also changed so the inspectors can issue fines on the spot for missing CO detectors and other equipment, and possibly other infractions. This is included in the Fire Protection Act (which sits above the Ontario Fire Code). For most situations the fine will be \$200, but this will increase for subsequent infractions.

[Fire Protection and Prevention Act, 1997, S.O. 1997, c. 4 | ontario.ca](#)

[O. Reg. 213/07 FIRE CODE | ontario.ca](#)

[O. Reg. 260/25 ADMINISTRATIVE PENALTIES | ontario.ca](#)