

Ontario Home Inspectors Highlight New Carbon Monoxide Alarm Requirements for 2026



Oshawa, Ontario May 4, 2026 (Issuewire.com) - Twin Peaks Property Inspections, a leading property inspection company serving Southern Ontario and the Greater Toronto Area, is raising awareness about new carbon monoxide (CO) alarm requirements introduced under Ontario's updated Fire Code.

Twin Peaks Property Inspections works with property owners, landlords, and managers to assess building safety, identify compliance gaps, and support long-term planning across residential and multi-unit properties.

A major update to Ontario's Fire Code came into force in 2026, introducing new carbon monoxide (CO) alarm requirements for homeowners, landlords, and tenants across the province. As of January 1, 2026, the updated regulations require carbon monoxide alarms to be installed on every storey of a home, a major shift from previous rules that focused primarily on placement near sleeping areas. As a result, many homes that were once compliant may no longer meet current safety standards.

The changes are part of Ontario Regulation 87/25 and align the Ontario Fire Code more closely with the 2020 National Fire Code of Canada, introducing new provisions that strengthen fire and life safety. The updated requirements apply not only to individual homes, but also to rental properties and multi-unit residential buildings, where compliance must be maintained across multiple units and levels.

For landlords and property managers, the update introduces an added layer of responsibility, requiring

systems to be reviewed across entire portfolios to ensure that all units meet current code requirements and remain compliant. Based on field observations from [Twin Peaks Property Inspections](#), many of these compliance gaps may go undetected without a detailed review of existing alarm placement and coverage.

<https://youtu.be/8EqmWhcAkJ8?si=LQRHw84iFxO2lwdv>

New Carbon Monoxide Alarm Requirements Across Ontario Homes

Ontario Regulation 87/25, which took effect on January 1, 2026, expands carbon monoxide alarm requirements across residential properties in Ontario. Under the updated Ontario Fire Code, CO alarms must now be installed on every level of a home, in addition to existing requirements for placement near sleeping areas.

The updated code extends protection to all areas of a home, including basements and lower levels where fuel-burning appliances or attached garages may be present. The requirements apply broadly across housing types, including detached and semi-detached homes, townhouses, condos, and multi-unit residential buildings.

Many Properties May Be Non-Compliant Under the New Rules

The updated carbon monoxide alarm requirements create a hidden compliance gap across many Ontario properties for property managers and landlords. In many cases, homes and rental units that once met the standard no longer meet current safety requirements under the updated code.

This is especially common in properties where alarms were installed only on upper levels, leaving basements or lower levels without detection. Older housing stock is particularly affected, as many properties have not been upgraded to reflect evolving safety requirements.

For landlords and property managers, this issue extends beyond a single unit. Across multi-unit buildings or larger portfolios, even small compliance gaps can multiply quickly, creating widespread liability that must now be addressed.

What This Means for Landlords and Property Managers

For landlords and property managers, the updated requirements introduce a clear legal responsibility to ensure that all units meet current Fire Code standards. Unlike single-home ownership, compliance must be maintained across multiple units, floors, and buildings, adding complexity for those managing larger portfolios.

This often requires a full review of existing alarm placement by a [certified home inspector](#) to verify that every level of each unit is properly covered. In multi-unit properties, even small deficiencies can be repeated across dozens of units if not addressed systematically. A [building condition assessment is often required](#) to identify and prioritize upgrades across entire portfolios.

Beyond safety, non-compliance can carry serious consequences, including fines, legal liability, and in severe cases, criminal prosecution or jail time. As a result, many property managers are also considering upgrades to combination smoke and carbon monoxide detectors with built-in 10-year sealed batteries to support consistent, long-term compliance across entire portfolios.

Understanding the Risks of Non-Compliance

Failing to meet updated carbon monoxide alarm requirements can expose landlords and property managers to a range of risks. Non-compliance may increase liability in the event of an incident, particularly if required safety systems are missing or improperly installed. Insurance coverage may also be affected, as providers often require properties to meet current code requirements.

Beyond legal and financial considerations, tenant safety remains a primary concern. In larger residential properties, a single compliance gap can impact multiple occupants, increasing overall risk. Because these issues are not always visible, gaps in alarm coverage may go unnoticed until a problem occurs. Similar hidden risks are often identified through [radon testing](#), making proactive compliance an important part of responsible property management.

Inspectors Report Widespread Compliance Gaps Across Ontario Properties

Home inspectors across Ontario are reporting that a significant number of multi-unit properties do not meet the updated carbon monoxide (CO) alarm requirements. In many cases, alarms are missing from lower levels or have not been updated to reflect current Fire Code standards, creating gaps that property owners may not be aware of.

“Over the years, we’ve seen many properties where carbon monoxide detectors were missing, improperly located, or no longer functional,” said Brad Bojda, President of Twin Peaks Property Inspections. “These are not just technical deficiencies; they represent real safety risks. Property owners, landlords, and managers should not assume a building is compliant simply because alarms were installed at some point in the past. A proper inspection can help identify gaps, ensure systems meet current requirements, and support safer conditions for occupants.”

Meeting CO Alarm Requirements Across Residential Properties

Inspectors note that achieving compliance requires a combination of proper installation, regular maintenance, and consistent application across all units within a property.

“Meeting the updated requirements starts with making sure carbon monoxide alarms are installed on every level of each unit and properly located near sleeping areas,” Bojda advised. “From there, it’s about ongoing maintenance, ensuring devices are within their service life, correctly powered, and tested regularly to confirm they’re functioning as intended.”

“In multi-unit properties, consistency is key. Property managers should be applying the same standards across all units and reviewing existing installations to confirm they still meet current code requirements, especially in buildings where systems have not been updated in years.”

About Twin Peaks Property Inspections

Twin Peaks Property Inspections works with property owners and managers across Southern Ontario to support building safety, compliance, and long-term planning. With over 900 Five-Star Reviews on Google Maps, they are Southern Ontario’s most trusted name in property inspection. In addition to residential and [commercial inspections](#), the company provides Building Condition Assessments and Capital Reserve Studies that help forecast future repair and replacement costs across entire properties.

These assessments include critical building systems such as roofing, HVAC, and life safety components

like carbon monoxide detection systems, allowing property managers to identify required upgrades, plan ahead, and reduce liability exposure. By taking a proactive approach, property owners can better manage risk, maintain compliance, and make informed decisions about the long-term performance of their buildings.



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Source : Twin Peaks Property Inspections

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