

Electrical Requirements for Property Managers



It is the responsibility of Property Owners and Managers to ensure the health and safety of the public when on your premises. Not following the law could put you and the safety of tenants and visitors at risk. All electrical work must meet the Ontario Electrical Safety Code.

Staff of Property Managers are allowed to do electrical work in commercial, but not multi-unit residential buildings. A Property Manager, or their staff can only do electrical work if they hold an ECRA/ESA licence.

FOLLOW THESE 4 STEPS TO HELP ENSURE YOU'RE IN COMPLIANCE:

1 FILE A NOTIFICATION OF WORK

Most electrical work needs a notification of work filed to the Electrical Safety Authority. The person doing the work must file this before or within 48 hours of the start of the electrical work. To confirm notification requirements and to get your notification, call 1-877-ESA-SAFE

2 FOLLOW THE ONTARIO ELECTRICAL SAFETY CODE

A Property owner or tenant can perform renovations in any unit and in common areas. However they must follow the the Code. It is regularly updated to address emerging technology and improvements in electrical safety practices. Always refer to the current edition of the Code.

3 MULTI-UNIT RESIDENTIAL BUILDINGS: HIRE A LICENSED ELECTRICAL CONTRACTOR.

Property owners and tenants may do their own electrical work in multi-unit residential buildings. Building superintendents, general contractors or other service providers may only do electrical work in multi-unit residential buildings if they hold an ECRA/ESA licence.

COMMERCIAL BUILDINGS:

Staff of Property management companies may do some electrical work in commercial properties. A notification of work must be filed with the Electrical Safety Authority.

4 HAVE THE WORK REVIEWED

You can request an inspection for an existing notification by calling the Customer Service Centre directly at 1-877-ESA-SAFE.



Continuous Safety Services (CSS)
ESA's CSS compliance option offers property managers a streamlined notification, inspection and safety process to help your business run more efficiently.

TO LEARN MORE, VISIT:
esasafe.com/propertymanagers

For further information or to join CSS:
Call 1-877-854-0079 or email
CSS.ContactUs@electricalsafety.on.ca