

Electrical Safety and Maintenance for Property Owners and Managers

In Ontario, there have been a number of multi-unit residential building system failures that led to tenant displacements and significant financial burdens for building owners. Taking a proactive approach can lower the risk of a critical incident at substantially less cost to owners than after-the-fact repairs.

As a property owner or manager of a multi-unit residential building, you have a responsibility to conduct regular maintenance and repair electrical distribution systems, including those within tenant suites, to ensure they are safe and in good working order.

In an effort to help property owners and managers maintain safe electrical systems, ESA has compiled a list of tips to help you keep on top of critical maintenance.



Draft a comprehensive maintenance plan that addresses all building systems, including electrical, HVAC, plumbing and mechanical

-  The breakdown of any single system can impact other systems and cause their eventual failure. It's important to develop a comprehensive maintenance plan
-  Ensure there is a clear maintenance schedule for each system, as well as plans for more significant repairs over time
-  Refer to manufacturers' service manuals for equipment-specific recommended maintenance procedures and frequency requirements
-  For more information, please refer to **ESA's Guide to Multi-Residential Electrical Maintenance**

Match skills to need and get a permit/notification

- ⚡ Ensure electrical work is done by qualified staff and/or **licensed electrical contractors** (LECs)
- ⚡ Use LECs with experience working on similar building types, age and equipment to your facility
- ⚡ Always obtain the necessary permits/notifications to facilitate inspection of electrical work by the Electrical Safety Authority and inform municipal officials of any potential outages related to maintenance



- ⚡ Be prepared to supply ESA with records, including recent electrical maintenance and repairs, testing results, and any identified and/or outstanding electrical deficiencies
- ⚡ Keep in touch with your LEC regularly for ongoing reviews and tests

Tenant responsibilities

While you are responsible for the safety of the building as a whole, we understand that your tenants also play a role. Their responsibilities are to:



Ensure they follow safe practices within their home, including not tampering with the electrical wiring in your unit, throwing out frayed cords or overloading the circuit by plugging in too many devices. Extension cords should be rated for the current of the appliances they connect.



Inform you of potential electrical issues in their unit or common areas within the building. Tenants should not complete any repairs without consulting you.

If you have questions or concerns about your responsibilities related to electrical safety, please contact

1-877-ESA-SAFE (372-7233)

