

# Construction Codes Advisory

## Carbon Monoxide and Smoke Alarms – Alternative Family Care Homes, Family Child Care Homes and Caregiver Homes Approved for Children in the Care of the Ministry of Social Services

On May 5, 2026, the Minister of Government Relations introduced *Henry's Law*, an amendment to the National Building Code. This amendment requires all residential suites in Saskatchewan, regardless of their location in the building, to have a carbon monoxide (CO) alarm installed. The enhanced regulations are named in honour of Henry Losco, who passed away from carbon monoxide poisoning in Regina in December 2025.

*Henry's Law* will require CO alarms in all multi-unit residential buildings consisting of apartments, condominiums, houses with secondary suites and all other buildings with multiple residential suites by **November 1, 2026**, regardless of when the building was initially built or last renovated.

This advisory is currently in the process of being updated and will be posted soon.

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Promoting construction of safe, healthy, habitable buildings

## Carbon Monoxide and Smoke Alarms – Alternative Family Care Homes, Family Child Care Homes and Caregiver Homes Approved for Children in the Care of the Ministry of Social Services

### Information at a Glance

Effective July 1, 2022, all buildings in Saskatchewan with sleeping rooms are required to provide early warning protection against the effects of carbon monoxide (CO) poisoning, smoke and fire.

The installation of CO and smoke alarms is the most effective way of accomplishing this requirement.

### Family Child Care Homes and Caregiver Homes Approved for Children in the Care of the Ministry of Social Services

All homes in Saskatchewan, including Family Child Care Homes and caregiver homes approved by Child and Family Programs for the purpose of caring for children in the care of the Ministry of Social Services, are subject to the requirements. To clarify, this means that the owner of each building, or owner of each suite within a building, are required to install, inspect, test and maintain CO alarms and smoke alarms.

Compliance with *The Construction Codes Act, Regulations and the National Building Code of Canada 2015 (NBC 2015)* is addressed in this advisory. Words in italic, other than Act and Regulation titles are defined in the NBC 2015.

Homes with sleeping rooms, must have CO alarms installed if the homes contain a fuel-burning appliance, or an attached vehicle parking garage. In such cases, CO alarms must be installed:

- inside each sleeping room; **OR**
- outside each sleeping room within 5 meters (16 feet) of each sleeping room door.

Homes with sleeping rooms, must have smoke alarms installed:

- on each floor level of a building, including the levels with sleeping rooms, with the smoke alarm located between the sleeping rooms and the remainder of the floor; **AND**
- inside each sleeping room.

Owners with existing CO alarms, smoke alarms and/or combination CO/smokes alarm must replace the existing devices at their expiry dates. If the original expired alarm was hardwired into a normal household electrical connection and was interconnected the replacement alarm must be hardwired into a normal household electrical connection and be interconnected. A replacement alarm must also be provided with battery backup if the original alarm had battery backup.

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For devices that connect to a normal household electrical connection; a tamper-resistant, non-replaceable 10-year battery is the preferred battery choice when compared to devices that utilize a replaceable battery, such as a 9-volt, AAA, AA, C or D type battery.

Owners installing CO alarms, smoke alarms and/or combination CO/smoke alarms, in locations where not previously installed, must only use alarms powered with a tamper-resistant non-replaceable 10-year battery.

All alarms must be fastened at a height recommended by the manufacturer, or in the absence of manufacturer’s recommendations, installed on or near the ceiling.

## Alternative Family Care Homes

The term Alternative Family Care Home (AFCH) encompasses multiple types of homes with ten total beds or less under various Government of Saskatchewan programs. AFCHs most often include homes that are covered under at least one of the following acts:

- *The Mental Health Services Act,*
- *The Personal Care Homes Act,*
- *The Regional Health Services Act,*
- *The Residential Services Act,*
- *The Youth Justice Administration Act,*
- *The Youth Drug Detoxification and Stabilization Act,* and
- any other home or other building, like those mentioned in the above acts, where care is provided.

## Existing Alternative Family Care Homes

AFCH in operation prior to July 1, 2022, are exempt from subsection 4(3) of *The Building Code Regulations* (the BC Regulations). The exemption is provided because either an AFCH is sprinklered; or Additional Fire Safety Measures are in place for an AFCH that is not sprinklered. Additional Fire Safety Measures are identified in the “Alternative Family Care Homes Building and Fire Safety Guide” and are assessed either by the fire inspector/building official and addressed through the licensing/certification process.”

## New Alternative Family Care Homes

A building that is newly constructed as an AFCH, undergoes a change of use to become an AFCH, or undergoes a change of occupancy to become an AFCH, will need to be provided with the CO alarms and smoke alarms meeting the UBAS Regulations/BCR amendment to the National Building Code of Canada 2015 Article 3.1.2.5. specific to AFCH. This includes:

- interconnected smoke alarms in accordance with either Article 9.10.19.3. or Article 3.2.4.20.; and
- carbon monoxide alarms in accordance with Article 9.32.3.9. or Article 6.9.3.1.

## Definitions

*Appliance* means a device to convert fuel into energy and includes all components, controls, wiring and piping required to be part of the device by the applicable standard referred to in this Code.

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This advisory is published by the Saskatchewan Ministry of Government Relations for purposes of providing information to users on the topic contained herein. In case of conflict between <i>The Construction Codes Act</i> (the CC Act) and Regulations, and the <i>National Building Code of Canada 2015</i> (NBC 2015) and this advisory, provisions of the CC Act, Regulations and the NBC 2015 shall apply.	