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# The Matt Mysak Report

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SPRING 2008

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## BOILER INSPECTIONS

Ontario has a new rule requiring that all natural draft gas and propane-fired boilers be inspected and tested annually. Some of these boilers with a draft hood are not properly installed or maintained, which could result in a carbon monoxide safety hazard. Carbon monoxide (CO) can cause personal injury and even death. Most gas and propane boilers in Ontario have these draft hoods.

Since fall 2007, the Technical Standards and Safety Authority, (TSSA), legally mandates that all heating contractors perform a CO safety check on such boilers. The check is required even if the owner

has not requested this service.

The inspection and test cost about \$100. A hole is bored in the side of the metal flue and the CO levels are measured. A tag should be placed on the boiler, indicating that it has been tested and found safe. Failed tests may be the result of dirty heat exchangers or obstructed venting.

## SMOKE-FREE IN DEMAND

The Ontario Tobacco-free Network (OTN) recently commissioned 2 major market studies by the research firm Ipsos Reid. It is recognized that second-hand smoke infiltrates the apartments of almost 2 million Ontarians. A clear majority of the

Province's 4 million multi-unit dwellers would like the choice of living in smoke-free buildings.

In western Canada, people are lined up on waiting lists for smoke-free buildings. This trend to voluntary, market-driven smoke-free housing is growing. In Michigan, over 6,000 units have gone smoke-free, with landlords reporting no downside. Smoke-free also reduces cleaning costs. Cooperation from residents with voluntary smoke-free policies has been excellent. Current tenants sign an agreement saying they will follow a smoke-free policy and new residents agree in writing to abide by the no-smoking rule as well.

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