

ELECTRICAL REQUIREMENTS FOR Property Managers



Business owners and operators in all sectors play a critical role in ensuring workplace electrical safety and due diligence. In fact, it is the responsibility of business owners and property managers to ensure the health and safety of the public when on your premises.

All renovations, repairs and replacement work involving electrical need to be done in compliance with the Ontario Electrical Safety Code (Code).



Follow these four steps to help ensure you're in compliance:

A streamlined compliance option for your business

1 HIRE ONLY A LICENSED ELECTRICAL CONTRACTOR (LEC)

If you or your tenants are hiring someone to do electrical work, they must be an LEC. Building superintendents, unlicensed electricians, general handymen and other service providers **cannot** do electrical work on your properties unless they hold an ECRA/ESA licence or are an employee of your property management company (on the payroll).

ESA's Continuous Safety Services (CSS) compliance option offers property managers a streamlined permit, inspection and safety process to help your business run more efficiently. ESA works with diverse businesses to customize programs specific to their needs.

2 FOLLOW THE CODE

Doing the work yourself? Property managers, tenants and building owners are legally allowed to do their own electrical work on their property. However they must follow the current edition of the Code.

3 TAKE OUT A PERMIT

Almost all electrical work requires a permit from the Electrical Safety Authority (ESA). An electrical permit (also called an Application for Inspection) needs to be taken out by the person or party doing the work before or within 48 hours of when the electrical work starts. To confirm permit requirements and to get your permit, call 1-877-ESA-SAFE (372-7233).

4 HAVE IT REVIEWED

Arrangements for a review of the work must be made with ESA at each stage of the electrical installation or maintenance work. You can schedule an inspection for an existing permit by calling the Customer Service Centre directly at 1-877-ESA-SAFE.

i For further information or to join CSS:

1-877-854-0079 or email
CSS.ContactUs@electricalsafety.on.ca



TO LEARN MORE ABOUT THE REQUIREMENTS FOR PROPERTY MANAGERS VISIT:

www.esasafe.com/propertymanagers