

Electrical Bulletin

Information for Electrical Contractors

Information contained in this advisory does not negate the responsibility of Electrical Contractors, and others, to comply with the requirements of the Canadian Electrical Code, the Electrical By-Law and the Authority Having Jurisdiction.

Permit Obligations for changes in Service Ampacity Characteristics for Residential Occupancies or Dwelling Units

Council has recently adopted an updated Residential Property Standards Bylaw ([By-Laws And Regulations](#)). All contractors performing work on residential occupancies are required to be familiar with and comply with the provisions of this bylaw on all electrical permits issued on or after February 15, 2026.

Contractors are directed to review the bylaw, with specific attention to the following sections:

- Section 2 – Definitions
- Section 30 – Lighting
- Section 31 – Smoke and Carbon Monoxide Alarms
- Section 36 – Heating and Cooling Systems
- Section 37 – Utilities
- Section 42 – Electrical

When applying for an electrical permit to alter the service ampacity characteristics of a residential occupancy or dwelling unit, contractors are advised of their obligations under the bylaw. Compliance with the above-noted sections is a condition of permit issuance and approval. To satisfy the conditions of the permit, all applicable requirements must be met including the following:

Service Inspection

- The Service shall comply with the requirements of the current adopted edition of the Canadian Electrical Code Part I.

Final Inspection

General requirements:

- All branch circuits shall be sized in accordance with their use or intended use.
- All devices must be contained in suitable boxes.
- All electrical devices and equipment shall be approved and maintained in good working order.

Smoke and CO Alarms:

- A minimum of one (1) smoke alarm is required to be installed on every story of the dwelling including basements.
- A minimum of one (1) Smoke alarms shall be installed in hallways that serve sleeping rooms. Within 5m of all bedrooms.
- A minimum of one (1) Smoke alarms shall be installed in each bedroom.
- Where the residential occupancy contains a fuel burning appliance or attached garage a minimum of one (1) CO alarm shall be installed within 5m of all sleeping rooms
- Smoke and CO alarms shall be installed as per the manufacture requirements and be maintained in an operable condition.
- For service upgrades without renovations battery operated devices are permitted.

Receptacles:

- A kitchen in a dwelling unit shall have a sufficient number of duplex receptacles to supply the demand but in no case less than:
 - (a) one split duplex receptacle on a separate 3-wire branch circuit in good working order and located along the wall behind counter work surface, or
 - (b) two duplex receptacles each on a separate branch circuit in good working order and located along the wall behind counter work surface.
- A dedicated branch circuit for the fridge receptacle/s.
- Every habitable room shall have a sufficient amount of electrical duplex receptacles in good working order but in no case shall the number be less than:
 - (a) two, for the first 11.15 square metres (120 sq. ft.) or less of floor area, plus
 - (b) one, for each additional 9.3 square metres (100 sq. ft.) or less of floor area.
- If receptacles are located outdoors and within 2.5m of grade they shall be GFCI protected.
- If receptacles are located within 1m of a tub, shower or sink they shall be GFCI protected.
 - Notwithstanding the above, if the kitchen is equipped with split receptacles GFCI protection may not be required.
- At least one duplex receptacle shall be provided in each laundry room or area, each utility room or area, or combined laundry/utility room.
- At least one branch circuit shall be provided solely for receptacles installed in the laundry room or area and the utility room or area.

Lighting:

- Three-way wall switches shall be located at the head and foot of each stairway having four or more risers, to control at least one lighting outlet with fixture. (Wireless switches may be permitted at the discretion of the inspector).
 - Notwithstanding the above, if the stairway leads to basements or cellars that do not contain finished space nor lead to an outside entrance or built-in garage and which serves not more than one dwelling unit, the lighting shall be controlled by a wall switch located at the head of the stairs.
- Adequate lighting shall be installed in all areas of the dwelling.
- An electrical light fixture shall be permanently installed and maintained in good working order in every water closet, compartment, toilet room, bathroom, shower room, kitchen, kitchenette, cooking space, laundry room, furnace room, hall, stairway and basement in a dwelling.
- An exterior lighting outlet with fixture controlled by a wall switch located within the dwelling shall be provided at every entrance.

Furnace Rooms:

- Every furnace serving a dwelling unit shall be provided with a suitable device for disconnecting the furnace and shall be installed between the furnace and the point of entry to where the furnace is located.

Heating:

- A heating system capable of maintaining a minimum of 20°C shall be installed in all habitable rooms, kitchens, bathrooms, and toilet room at all times.

Notwithstanding any of the provisions of the requirements above all electrical work and electrical installations in dwellings or portions thereof hereafter constructed or renovated shall be made or done in accordance with the current adopted edition of the Canadian Electrical Code.

Failure to comply with these requirements may result in a \$100 premature inspection penalty being applied. If you have any question please contact (709) 576-8049 or inspectoronduty@stjohns.ca to speak with an electrical inspector in your area. Thank you for your attention to this matter.

Sincerely,



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