



Planning a Home Construction or Renovation Project?

Homeowner Health and Safety Responsibilities

The *Occupational Health and Safety Act* (OHS Act) and its Regulations set the minimum standards for general safety principles for workplaces on Prince Edward Island.

Why is this important for YOU to know?

Section 18 of the OHS Act states that "an owner shall take every reasonable precaution to provide and maintain the owner's land or premises used as a workplace."

Homeowners must understand that others doing construction or renovation work at their home means that the home is now considered a workplace under the OHS Act. Consequently, homeowners must practice due diligence by taking **all reasonable steps** to protect workers on their property.

Questions To Ask Contractors

- What qualifications, including safety training, do you have for the required work?
- Do you carry Workers Compensation coverage and/or other liability insurance?
- Do you have any outstanding orders from the WCB's Occupational Health and Safety Division?
- As a homeowner, is there anything I can do to help you meet your legal obligations, like access to washrooms, access to drinking water, etc.?

Asbestos Safety

- Talk to your home inspector or real estate agent about any **known asbestos risks** in your home.
- Only hire **trained professionals** for asbestos inspections, testing, repairs or removal.
- **Do not** saw, sand, scrape, drill or disturb materials that may contain asbestos.
- Even if a repair seems minor, you should **hire a professional** when asbestos may be present.

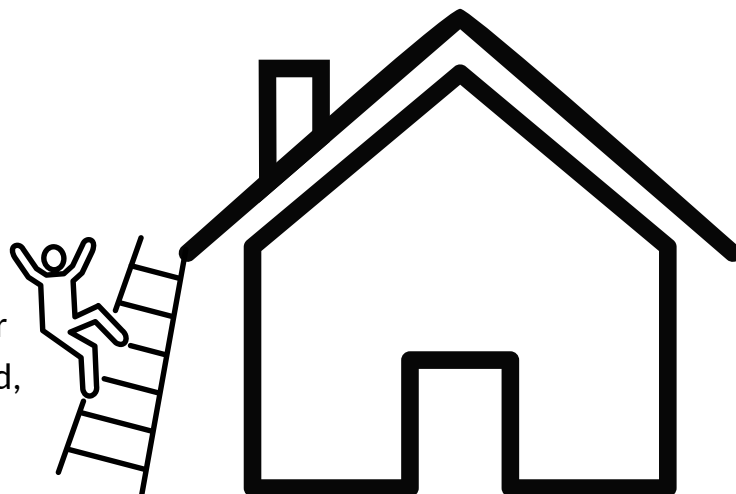


Electrical Safety

- Never attempt major electrical repairs yourself! Always hire a **licensed electrical contractor** to assess the situation and make the repairs.
- Be aware of **overhead and underground** utilities.
- Make sure extension cords are **properly rated** for their intended use, indoor or outdoor, and meet or exceed the power needs of the appliance or device being used.
- **Never attempt** to put out an electrical fire with water. Always use an ABC multipurpose fire extinguisher.
- Only **use a generator outside** and ensure it is at least 20 feet away from any occupied building. Ensure the exhaust is directed away from windows, doors and vents.

Working at Heights

- Fall protection equipment is **necessary** when working above 3m (9.84 feet) in height.
- **Ask the contractor** if workers have valid fall protection training and appropriate gear.
- **Always inspect** a ladder carefully before using it.
- If you observe **unsafe work practices**, express your concerns directly with the contractor. If unresolved, contact the WCB's Occupational Health and Safety Division emergency line at 902-628-7513 to report these unsafe practices.



**Download our
OHS mobile app today!**