

Carbon Monoxide Detectors Now Required in New Construction and Units Doing \$1000 or More in Alterations

Beginning **January 1, 2011**, **new buildings** and **existing buildings with \$1000 or more in alterations** are required to install carbon monoxide alarms. Hard-wired alarms are required for new construction and where the wall coverings are removed. Battery operated alarms are acceptable if these conditions do not apply. Carbon Monoxide alarms are required in the area immediately outside of sleeping rooms, on every level and in any sleeping rooms where there is a fuel burning appliance in the sleeping room.

California Carbon Monoxide Poisoning Prevention Act of 2010

California's Carbon Monoxide Poisoning Prevention Act of 2010 requires that all residential property be equipped with a carbon monoxide detector when the property has a "fossil fuel" burning heater or appliance, fireplace, or an attached garage. The law provides that,

- All single-family homes, including individually-owned condominiums, (owner or tenant occupied) must be equipped with a detector on or before **July 1, 2011**.
- All other residential units must be equipped with a detector on or before **January 1, 2013**.

A carbon monoxide detector may be battery powered, a plug-in device with battery backup, or hard-wired into the dwelling unit with a battery backup.

"Fossil fuel" is defined as coal, kerosene, oil, wood, fuel gases, and other petroleum or hydrocarbon products, which emit carbon monoxide as a byproduct of combustion.

Installation and Maintenance

The carbon monoxide detector must be operable at the time the tenant takes possession. The owner or owner's agent must correct any reported deficiencies in the carbon monoxide detector and will not be in violation of this section for a deficient or inoperable carbon monoxide detector when he or she has not received notice of the deficiency or inoperability.

The law provides that an owner shall install the devices in a manner consistent with building standards applicable to new construction for the relevant type of occupancy or with the manufacturer's instructions, if it is technically feasible to do so.

The Consumer Product Safety Commission (CPSC) and Underwriters Laboratories (UL) recommend that every home have at least one carbon monoxide detector for each floor of the home and within hearing range of each sleeping area.

Manufacturer's Instructions

With carbon monoxide detectors are owner's instructions that typically include the following language:

"For minimum security, a CO Alarm should be centrally located outside of each separate sleeping area in the immediate vicinity of the bedrooms. The Alarm should be located at least 6 inches (152mm) from all exterior walls and at least 3 feet (0.9 meters) from supply or return vents.

Do not place the alarm in the following areas:

- Outside the building.
- In or below a cupboard.
- In a damp or humid area.
- Directly above a sink or stove/oven.
- Next to a door or window or anywhere that would be affected by drafts.
- Where the air flow to the alarm would be obstructed by curtains or furniture.
- Where dirt or dust could collect and block the sensor, and stop it from functioning.
- In an area where the temperature could drop below 40°F (4.4°C) or rise to above 100°F (37.8°C).
- Where it could be easily knocked, damaged, or where it could be inadvertently removed.
- Within 5 feet (1.5m) of any cooking appliance.

For more information about carbon monoxide detectors, go to CAA's Website at www.caanet.org