



Smoke Alarm and Carbon Monoxide Alarm Requirements (for Sellers)

Smoke Alarms and Detectors

Oregon State law (ORS 479.260) requires that when you sell your home, all smoke alarms must meet the following requirements.

All ionization smoke alarms must have a hush feature, and if solely battery powered, must also have a ten-year battery. An ionization smoke alarm contains material that ionizes the air, making an electrical path. When products of combustion enter the device, the molecules attach themselves to the ions. The change in electric current flow triggers the alarm.

All ionization smoke alarms not connected to a commercial fire alarm system, whether 110v (hard-wired) or solely battery operated, need to have a ten-year battery. You may not replace a 110v (hard-wired) system with a solely battery operated smoke alarm. You must replace a hard-wired system with another hard-wired system

The minimum requirements for installation of smoke alarms in family homes are:

1. Smoke alarms must be installed outside the sleeping area.
2. If the home has more than one level, a smoke alarm must be installed on each level.
3. Install smoke alarms on the ceiling at least 4" from the nearest wall or high on a wall 4-12" from the ceiling. The State Fire Marshall recommends adding smoke alarms to each bedroom for additional protection.
4. Single-family dwellings are required to meet the applicable requirements of the State Building Code in force at the time of construction.

What types of alarms are exempt?

Photoelectric smoke alarms are exempt from these requirements. Multipurpose alarms, such as combination smoke and fire/carbon monoxide alarms, are exempt from these requirements. Fire alarm systems do not require the hush feature and ten-year battery.

For more detailed information, visit the Oregon Office of State Fire Marshall at www.sfm.state.or.us.

Carbon Monoxide Alarms and Detectors

Oregon State law (ORS 105.838) requires that when you sell your home, you must install carbon monoxide detector(s) prior to closing if your home contains a source for carbon monoxide.

Effective April 1, 2011 any person transferring a one or two family dwelling or multifamily housing (additional rules apply to rental property) that contains a carbon monoxide source (heater, fireplace, appliance, or cooking stove that uses coal, kerosene, petroleum products, wood, or other fossil fuels that emit carbon monoxide as a by-product of combustion, or has an attached garage with an opening that communicates directly with a living space) must provide a properly functioning carbon monoxide alarm(s) installed at the location(s) that provide carbon monoxide detection for all sleeping areas of the dwelling or housing. The alarm(s) must be installed in accordance with the rules of the State Fire Marshall and in accordance with any applicable requirement of the state building code.

For more detailed information, visit the Oregon Office of State Fire Marshall at <http://www.oregon.gov/OSP/SFM>

If there is any doubt about whether a smoke or carbon monoxide alarm complies with the building code or fire code requirements, contact a licensed home inspector, or alarm company.

Seller

Date

Seller

Date