

ALARM ADVISORY (SMOKE AND CARBON MONOXIDE)

SMOKE ALARMS

Oregon law (www.oregon.gov) states that all dwellings sold/transferred must contain a smoke detector or approved smoke alarms installed in accordance with the state building code in force at the time of construction and rules of the State Fire Marshal. Technical requirements for alarms vary based on type of alarm. See State Fire Marshal for specific requirements.

Under the required regulations, Smoke Alarms:

1. To be located outside each sleeping area within 21 feet of the bedroom.
2. To be located in each sleeping room if required by state building code at the time of construction.
3. To be located on each level if dwelling is a multilevel home, including the basement.
4. If hardwired, must be replaced with hardwired alarms.
5. To be installed in accordance with the manufacturer's instructions.

Some local ordinances have additional requirements (ie: a smoke alarm in every sleeping room). Check your local jurisdiction.

CARBON MONOXIDE ALARMS

Oregon law (www.oregon.gov) requires that any dwelling sold/transferred must contain at least one Carbon Monoxide Alarm for all sleep areas of the dwelling if there is a carbon monoxide source in the dwelling.

A carbon monoxide source is:

- (a) A heater, fireplace, appliance or cooking source that uses coal, kerosene, petroleum products, wood or other fuels that emit carbon monoxide as a by-product of combustion: or
- (b) An attached garage with an opening that communicates directly with a living space.

Under the current Regulations:

Carbon monoxide alarms shall be located in each bedroom or within 15 feet outside of each bedroom door. Bedrooms on separate floor levels in a structure containing two or more stories shall have separate carbon monoxide alarms serving each story.

The failure to comply with this requirement makes the Seller of the property liable to the Buyer of the property for the greater of actual damages or \$250.00, whichever is greater, as well as the attorney fees and costs incurred by the buyer. OREF Sales Agreements include language regarding when the required smoke alarms and carbon monoxide alarms are to be installed, typically within 15 business days of a signed and accepted offer, and prior to an appraisal, if applicable.

Real estate licensees are not trained in building code compliance, therefore, a licensed home inspector, or the home alarm or detector company that installed the system, should be able to assist you.

I acknowledge receipt of the Notice:

Client Signature _____ Date _____

Print Name _____

Client Signature _____ Date _____

Print Name _____

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LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE OF BUYER AND/OR SELLER AND DATE

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