Welcome to

Oregon Smoke & CO Alarm Law Requirements and Handling Nuisance Alarms

The webinar will begin shortly.

Please mute your microphone!



Oregon Smoke & CO Alarm Law Requirements and Handling Nuisance Alarms

OREGON STATE POLICE, OFFICE OF STATE FIRE MARSHAL



Oregon Alarm Laws

- ORS Title 10 Property Rights and Transactions
 - Chapter 90 Residential Landlord and Tenant
 - Chapter 105 Property Rights
- ORS Title 36 Public Health and Safety
 - Chapter 455 Building Code
- ORS Title 38 Protection from Fire
 - Chapter 476 State Fire Marshal; Protection from Fire Generally
 - OAR 837-047 Carbon Monoxide Alarms and Detectors
 - Chapter 479 Protection of Buildings from Fire; Electrical Safety Law
 - OAR 837-045 Smoke Alarms and Smoke Detectors
- Oregon Residential Specialty Code
 - Section R314 Smoke Alarms
 - Section R315 Carbon Monoxide Alarms
- NFPA 72 National Fire Alarm and Signaling Code
 - Chapter 14 Inspection, Testing, and Maintenance
 - Chapter 29 Single- and Multiple-Station Alarms and Household Fire Alarm Systems
- NFPA 720 Standard for the Installation of Carbon Monoxide (CO) Detection and Warning Equipment
 - Chapter 8 Inspection, Testing, and Maintenance
 - Chapter 9 Single- and Multiple-Station Alarms and Household Carbon Monoxide Detection Systems



Consumer Protections

- One- and Two-Family Dwellings
- Seller's Property Disclosure Statement
 - Obligations for seller
 - Protection for buyer
- Smoke Alarm Addendum
 - Direction and protection for Landlord and Tenant



Types

- Photoelectric
- Ionization
- Dual-sensing ionization and photoelectric
- Combination smoke and CO





Power Source

Power source requirements are based on the applicable building codes at the time of construction or alteration

- Battery only
- Hardwired with a battery backup

- If battery-operated smoke alarms were installed at the time of construction, they can be replaced with battery units
 - Do not replace standard batteries (i.e., 9-volt) with a 10-year battery

If hardwired smoke alarms were installed at the time of construction, they must be replaced with hardwired units

Replacement



Replace when:

- Fails to respond to operability tests
- Recommended by the manufacturer
- 10 years from the date of manufacture
- Combination smoke and CO alarms End-of-life signal activates or manufacturer's recommended date

Installation & Location

Installed and located in accordance with the listing and manufacturer's instructions

- On each level of the home, including the basement
- Outside sleeping areas: within 21 feet of each bedroom door
- Upper levels: as close as practical to the center of the ceiling directly over the stairway

 Smoke alarms shall be installed in each sleeping room as per the applicable requirements of the State Building Code at the time of construction

Some local ordinances have additional requirements



Definitions

Carbon monoxide source:

- A heat source, cooking source or other appliance that uses coal, wood, petroleum products, or other fuels that emit carbon monoxide as a by-product of combustion
- Petroleum products include, but are not limited to, kerosene, natural gas, or propane
- An attached garage with a door, ductwork, or ventilation shaft that communicates directly with a living space

Carbon monoxide:

- A colorless, odorless gas that is slightly less dense than air
- Formed by incomplete combustion of carbon



Types

- Carbon monoxide
- Combination smoke and CO
- Combination CO and explosive gas



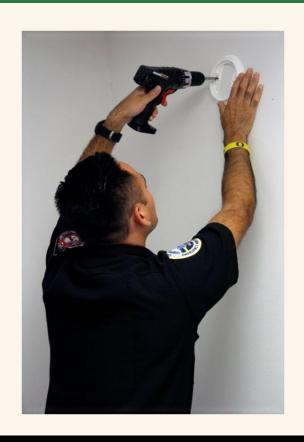
Power Source

- Battery operated
- Hardwired with a battery backup
- Plug-in with a battery backup





Replacement



Replace when:

- Manufacturer's replacement date is reached
- Fails to respond to operability tests
- End-of-life signal is activated



Installation & Location

Installed in accordance with the manufacturer's instructions

- Homes built before 2011 that contain a source of CO
- 2011 or newer homes, regardless of the presence of a CO source
- Existing home undergoes a remodel or repair which requires a building permit

- On each floor where bedrooms are located
- Inside each bedroom or within 15 feet outside of each bedroom door

Some local ordinances have additional requirements



Rentals

Landlord

- Install properly functioning alarms
- Provide working batteries at the beginning of tenancy
- Maintain alarms
- Provide written testing instructions

Tenant

- Test at least once every six months
- Replace batteries as needed
- Notify landlord in writing of operating deficiencies
- May not remove or tamper with alarms



Nuisance Alarms

What do you See? What do you Hear?

- Lights and Display
- Beep vs Chirp
- Single or Sequence







Nuisance Alarms

Chirp Sequence – Maintenance Needed

Manufacturer Specific

- Single chirp replace battery
- Two chirps (sometimes 5) signals End of Life for alarm
- Continuous rapid chirps (or continuous loud wail) – signals malfunction of alarm





Nuisance Alarms

Preventing False Alarms



- Dust or insects
 - Remove alarm from mounting bracket and vacuum
- Location
 - Avoid dusty, drafty, or humid areas
 - At least 10 feet away from gas powered, fuel burning and cooking appliances
- Power Disruption
 - Remove from power source and hold reset/test button
- Age of Alarm

Contact Information:



Building Codes Division

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