

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

Connie Biggs
Training & Development Specialist
Fire and Life Safety Education Unit



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



Smoke alarms

Types

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



Smoke alarms

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



Smoke alarms

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



Smoke alarms

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



Carbon monoxide alarms

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



Carbon monoxide alarms

Types

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



Carbon monoxide alarms

Power Source

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



Carbon monoxide alarms

Replacement



Replace when:

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



Carbon monoxide alarms

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

www.oregon.gov/bcd

Connie Biggs, Training & Development Specialist
Oregon Office of State Fire Marshal

Connie.Biggs@osp.oregon.gov

Fire and Life Safety Education Unit

osfmce@osp.Oregon.gov