

CARBON MONOXIDE AND SMOKE ALARMS

SMOKE ALARMS

When interior alterations, repairs or additions require a permit, or when sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be provided with smoke alarms as required for new dwellings.

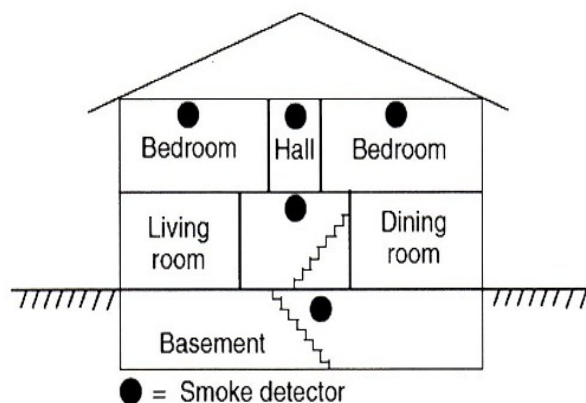
Exceptions:

1. Smoke alarms in existing areas shall not be required to be interconnected and hardwired where the alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure.
2. Work on the exterior which does not require entry into the interior of the dwelling for inspection; such as roofing, siding, decks and detached buildings.

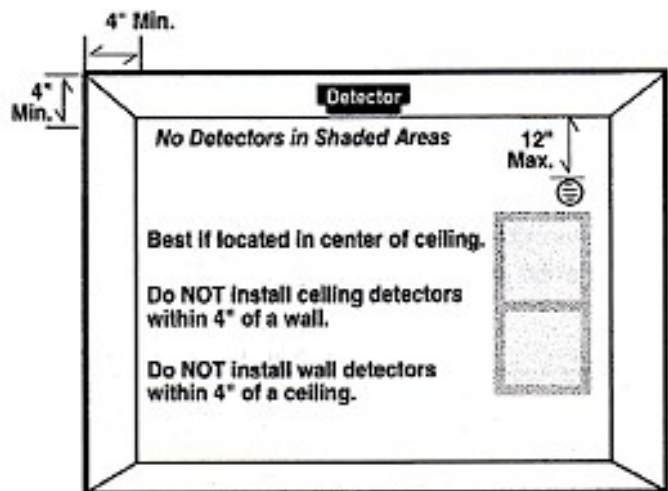
INSTALLATION IN EXISTING HOMES

Smoke alarms should not be located within kitchens, garages or in other spaces where temperatures can fall below 32° F or exceed 100° F. Refer to manufacture installation requirements.

Single-family smoke alarm placement



Smoke alarm placement in sleeping room



Alarms are generally not to be located in close proximity to forced air heating or cooling systems, or doors leading to kitchen or bathroom areas because of high humidity temperature and other erratic or unreliable conditions.

Smoke alarms in rooms with high sloped ceilings are to be located on the high side of the room away from the adjoining walls.

Avoid installing alarms close to ceiling fans.

A smoke alarm installed in a stairwell should be located to ensure that smoke rising in the stairwell cannot be prevented from reaching the alarm by an intervening door or obstruction.

Smoke alarms located in basements without bedrooms are typically located in the general vicinity of the bottom stair landing.

Ensure smoke and carbon monoxide alarms are securely fastened and installed in strict adherence to the manufacturer's requirements and recommendations. Life expectancy for alarm devices is generally 10 years. When replacing hardwired devices, the new installations are also to be directly connected to the building's electrical system.

CARBON MONOXIDE ALARMS

The 2006 Minnesota State Legislature enacted legislation requiring carbon monoxide alarms in all single-family homes and multifamily apartment units. These requirements will be phased in as follows:

EFFECTIVE DATES:

- Effective January 1, 2007, all newly constructed single-family homes and multifamily dwelling units for which building permits were issued on or after January 1, 2001, shall be provided with an approved carbon monoxide alarm.
- Effective August 1, 2008, all existing single-family homes shall be equipped with an approved carbon monoxide alarm.
- Effective August 1, 2009, all existing multifamily or apartment units shall be provided with an approved carbon monoxide alarm.

GENERAL LOCATION REQUIREMENTS:

- Within ten (10) feet of each room lawfully used for sleeping purposes. Verify installation height with manufacture's installation directions.

OWNER RESPONSIBILITIES IN MULTIFAMILY DWELLINGS:

- It shall be the owner's responsibility of a multifamily dwelling to:
 - Provide and install one approved and operational CO alarm within ten (10) feet of each room lawfully used for sleeping; and
 - Replace any required CO alarm that has been stolen, removed, found missing, or rendered inoperable during a prior occupancy.

POWER:

- CO alarms must be either hardwired into the electrical wiring, directly plugged into an electrical outlet without a switch, or battery powered.