

California Law on Carbon Monoxide Detector Requirements

In May 2010, the state of California enacted a law requiring home owners to install carbon monoxide detectors in their homes. Although the bill was signed into law in 2010, California residents must have carbon monoxide detectors in their homes as of July 1, 2011; this timeline applies only to single-family homes that have appliances that burn fossil fuels or homes that have attached garages or fireplaces. For all other types of housing, such as apartments and hotels, detectors should be in place as of January 1, 2013. Types of fossil fuels include wood, gas, and oil.

According to the senate bill (see act posted below), the detector must sound an audible warning once carbon monoxide is detected. It also must be powered by a battery, or if it is plugged in, have a battery for backup. The detector also must be certified by national testing labs, such as the Underwriters Laboratories. The packaging on the carbon monoxide detector will state this. If the CO detector is also a smoke detector, it must still meet the above standards and sound an alarm that is different than the smoke alarm. Carbon monoxide detectors typically can be purchased for about \$20 and up.

Appraisers are required to be knowledgeable of all state and local requirements. To avoid further re inspection fees please be aware that you should notify your real estate agents, sellers, and borrowers on refinance transactions that the appraiser may be calling for the carbon monoxide detector as a repair item on the appraisal report, as they do smoke detectors.

California Carbon Monoxide Poisoning Prevention Act of 2010

Posted: September 17, 2010 by CBPA

The California Apartment Association has put together the following alert to help managers of residential properties deal with SB 183 recently signed by the Governor.

California's Carbon Monoxide Poisoning Prevention Act of 2010 requires that all residential property be equipped with a carbon monoxide detector when the property has a fossil fuel burning heater or appliance, fireplace, or an attached garage. All single-family homes (owner or tenant occupied) must be equipped with a detector on or before July 1, 2011. All other residential units must be equipped with a detector on or before January 1, 2013.

The carbon monoxide detector must be operable at the time the tenant takes possession. A tenant is responsible for notifying the owner or owner's agent if the tenant becomes aware of an inoperable or deficient carbon monoxide detector within his or her unit. The owner or owner's agent must correct any reported deficiencies in the carbon monoxide detector and will not be in violation of this section for a deficient or inoperable carbon monoxide detector when he or she has not received notice of the deficiency or inoperability.