

OREGON CARBON MONOXIDE (CO) ALARM LAW REQUIREMENTS WHEN SELLING OR RENTING A HOME

Oregon laws require all homes being sold or rented to have working CO alarms, if they meet any of the following:

- Homes that contain a CO source.
- 2011 or newer homes, regardless of the presence of a CO source.
- Existing home undergoes reconstruction, alteration, or repair in which a building permit is required.

WHAT IS A CO SOURCE?

- A heater, fireplace, furnace, appliance, or cooking source that uses coal, wood, petroleum products, or other fuels that emit CO as a by-product of combustion.
 - Includes wood stoves, pellet stoves, and gas water heaters.
 - 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.

WHAT TYPES OF CO ALARMS ARE AVAILABLE?

There are CO, combination smoke and CO, and combination CO and explosive gas alarms available.

ARE BATTERY OPERATED OR HARDWIRED CO ALARMS REQUIRED?

The CO alarm power source can be battery operated, hardwired with a battery backup, or plug-in with a battery backup. Hardwired and ten year batteries are not required.

WHEN SHOULD CO ALARMS BE REPLACED?

Replace CO alarms when the manufacturer's replacement date is reached, when they fail to respond to operability tests, or the end-of-life signal is activated.

WHERE SHOULD CO ALARMS BE INSTALLED?

CO alarms should be installed:

- On each floor where bedrooms are located.
 - In each bedroom or within 15 feet outside of each bedroom door.
- Located in accordance with the rules and applicable building codes at the time of construction or alteration.
- In accordance with the manufacturer's instructions.
- Some local ordinances have additional requirements.

CO ALARMS IN RENTALS - LANDLORD AND TENANT RESPONSIBILITIES

The landlord is responsible for installing properly functioning CO alarms per the requirements above, maintaining them, providing written testing instructions, and providing working batteries at the beginning of tenancy.

The tenant is responsible for testing the CO alarms at least once every six months, replacing batteries as needed, notifying the landlord in writing of operating deficiencies, and is prohibited from removing or tampering with the alarms. Tenants should refer to the lease/rental agreement for specific instructions on battery replacement.

