

ADVISORY REGARDING SMOKE AND CO ALARMS

- 1 When buying, selling, or renting residential property in Oregon, it is important to learn the laws pertaining to smoke and carbon monoxide alarms.
- 2 Alarms are required before most existing homes and manufactured dwellings can be sold, and in all newly constructed homes and many remodels.
- 3 Alarm type, installation location, power source, maintenance, testing, and replacement are controlled by local and state laws and rules, as well as
- 4 alarm manufacturers' instructions.
- 5 In rental properties, working alarms must be installed before they can be rented. State law describes the requirements for alarm information that
- 6 landlords and tenants must provide, testing intervals, responsibility for batteries, and replacement of faulty units.
- 7 Most importantly, properly functioning alarms save lives. It is illegal to tamper with a working smoke or carbon monoxide alarm.
- 8 This advisory is to raise awareness of the importance of alarms. Buyers and sellers need to do their due diligence to determine what the law
- 9 requires and whether the requirements have been met. Real estate licensees are not experts on these matters, and alarm laws change frequently.
- 10 Get the latest information from these sources:

State Fire Marshal

(503) 378-3473

<https://www.oregon.gov/osp/programs/sfm/Pages/default.aspx>**Multifamily NW**

(503) 213-1281

<https://www.multifamilynw.org/oregon-sample-forms>**Oregon Construction Contractors Board**

(503) 378-4621

<https://www.oregon.gov/ccb/Pages/index.aspx>**Oregon Building Code**<https://www.oregon.gov/bcd/codes-stand/Pages/index.aspx>**Oregon Fire Code**<https://codes.iccsafe.org/content/OFC2019P1>**Oregon Structural Specialty Code**<https://www.oregon.gov/bcd/codes-stand/Pages/index.aspx>**Oregon Statutes**https://www.oregonlegislature.gov/bills_laws/pages/ors.aspx**Oregon Administrative Rules**https://sos.oregon.gov/archives/pages/oregon_administrative_rules.aspx**National Fire Protection Association**<https://www.nfpa.org/>

11 **Additional Resources:** _____

12 Phone number: _____ Email: _____

13 Website: _____

14 **Additional Resources:** _____

15 Phone number: _____ Email: _____

16 Website: _____

17 **ACKNOWLEDGMENT:** The undersigned acknowledge they have read and understand this Advisory and have been provided with a copy for their own files.

18 Buyer _____ Date _____ a.m. _____ p.m. ←

19 Buyer _____ Date _____ a.m. _____ p.m. ←

20 Seller _____ Date _____ a.m. _____ p.m. ←

21 Seller _____ Date _____ a.m. _____ p.m. ←

22 Buyer's Agent _____ Seller's Agent _____