



# OREGON CARBON MONOXIDE ALARM LAWS

## FOR SELLING OR RENTING A HOME

### OREGON LAW REQUIRES ALL HOMES BEING SOLD OR RENTED TO HAVE WORKING CO ALARMS IF THEY:

- Contain a source of CO.
- Were built in 2011 or later, regardless of the presence of a CO source.
- Were built earlier than 2011 that had reconstruction, alteration, or repair requiring a building permit.

### 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.

### ARE BATTERY-OPERATED OR HARDWIRED CO ALARMS REQUIRED?

CO alarms may be battery operated, hardwired with a battery backup, or plug-in with a battery backup. Hardwired alarms and ten-year batteries are not required.

### WHERE SHOULD CO ALARMS BE INSTALLED?

- In accordance with the manufacturer's instructions.
- On each floor where bedrooms are located.
- Inside each bedroom or outside bedrooms, within 15 feet of each bedroom door.
- Some local ordinances have additional requirements.

### 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.

### CO ALARMS IN RENTALS - RESPONSIBILITIES OF LANDLORDS AND TENANTS

- The landlord is responsible to install and maintain properly functioning CO alarms per the requirements above, provide written testing instructions, and provide working batteries at the beginning of tenancy.
- The tenant is responsible to test the CO alarms at least once every six months, replace batteries as needed, and notify the landlord in writing of operating deficiencies. Tenants are prohibited from removing or tampering with the alarms. Tenants should refer to the lease/rental agreement for instructions regarding battery replacement.

*Contact your local building code office to check for additional requirements.*