

Title: Smoke Alarms, Carbon Dioxide detectors, Water Alarms, and fire extinguishers

Purpose: This policy explains regulations regarding Required Smoke Alarms, Carbon Monoxide detectors and Fire Extinguishers

I. Smoke Alarms

1. A smoke detector/alarm is a device used to measure amounts of smoke and signal an audible sound announcing a potential hazardous condition.
2. When and where are smoke detectors required to be installed?
 - a. They should be battery operated or have battery backup
 - b. On the ceiling or wall outside of each separate sleeping area in the vicinity of bedrooms
 - c. In each room used for sleeping purposes

II. Carbon Monoxide Detectors

1. Carbon monoxide is poisonous odorless gas generated by combustible appliances such as a gas fireplace, stoves, and water heaters.
2. For safety reasons, it is required that ALL units have Carbon Monoxide Detectors.

III. Water Alarms

1. A water alarm is a device that detects leaks before they can cause costly water damage. Some also can detect freezing in a unit. These can alert a homeowner, even remotely, if leaks are detected.
2. To help reduce the risk of water damage to a unit or multiple units, it is required that ALL units have a water alarm.

IV. Fire Extinguishers

1. All units must have at least one fire extinguisher.
2. If the unit owner rents their apartment, the fire extinguisher should be mounted on a wall, so that it is easily seen.

V. Compliance

1. Homeowners will be notified of non-working smoke detectors or carbon monoxide detectors and those must be fixed or replaced within 30 days of notification.
2. The association will replace non-working smoke detectors and carbon monoxide detectors plus a \$25 purchase/installation fee at the cost of the homeowner.
3. Alkaline batteries will be replaced at a \$5 fee if the homeowner does not replace it after notification.