

**Title:** Smoke Alarms, Carbon Dioxide detectors 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. 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.

**IV. 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.