

Carbon Monoxide Safety Act



CITY OF LONGMONT COLORADO

The City of Longmont has amended and adopted the 2009 Building Codes to include Title 38, Article 45 of the Colorado Revised Statutes, which requires Carbon Monoxide Detectors to be installed in residential properties in ALL of the following situations:

- ◆ Every single-family or multi-family dwelling that is offered for sale or transferred on or after July 1, 2009 that has a fuel-fired heater or appliance, a fireplace or an attached garage shall assure that an operational carbon monoxide alarm is installed within 15ft of the entrance to every bedroom, in any location (high or low) on the wall.
- ◆ Every single-family or multi-family dwelling that includes either fuel-fired heating appliances or an attached garage, where on or after July 1, 2009 interior alterations, repairs, fuel-fired appliance replacements or additions which require a building permit occurs; or where one or more bedroom additions occur shall assure that an operational carbon monoxide alarm is installed within 15ft of the entrance to every bedroom, in any location (high or low) on the wall.
- ◆ Every single-family or dwelling unit in a multi-family dwelling used for rental purposes that includes fuel-fired appliances or an attached garage, where on or after July 1, 2009 interior alterations, repairs, fuel-fired appliance replacements or alterations, repairs, fuel-fired appliance replacements or additions which require a building permit occurs; or where on or more bedroom additions occur shall assure that an operational carbon monoxide alarm is installed within 15ft of the entrance to every bedroom, in any location (high or low) on the wall.
- ◆ Each existing single-family dwelling or exiting dwelling unit in a multi-family dwelling that is used for rental purposes that has a change in tenant occupancy on or after July 1, 2009 shall assure that an operational carbon monoxide alarm is installed within 15ft of the entrance to every bedroom, in any location (high or low) on the wall. .
- ◆ On or after July 1, 2009, the owner of any rental property shall replace any missing or non-operational CO₂ alarms *prior to new tenant occupancy only* and shall ensure that batteries necessary to make the CO₂ alarm operational are provided to the tenant at the time of tenancy. Owner shall replace any CO₂ alarm and/or batteries if notified by tenant during tenant's occupancy that alarm is non-operational or is missing or removed or batteries need to be replaced.
- ◆ On or after July 1, 2009, the tenant of any rental property shall keep, test and maintain all CO₂ alarms in good repair and shall notify property owner in writing of any deficiencies.

A carbon monoxide detector or CO detector is a device that detects the presence of the carbon monoxide (CO) gas in order to prevent carbon monoxide poisoning. CO is a colorless and odorless compound produced by incomplete combustion. It is often referred to as the "silent killer" because it is virtually undetectable without using detection technology.

CITY OF LONGMONT

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