



# New Law Requires Homes to have Carbon Monoxide Device

## Overview

A new California State Law aimed at preventing deaths and injuries caused by the odorless and colorless gas, carbon monoxide, makes it mandatory for homeowners to install carbon monoxide detectors in their homes as of July 2011. SB 183 was introduced by State Sen. Alan Lowenthal in May 2010, and most devices cost less than \$30.

## The Details

Property owners please note that all dwelling units intended for human occupancy shall install a carbon monoxide device, approved and listed by the State Fire Marshall in each existing dwelling unit if the dwelling is equipped with fossil fuel burning appliances, fireplace, or an attached garage, within the earliest applicable time period follows:

- For all existing single-family dwelling units for human occupancy on or before July 1, 2011.
- For all other existing dwelling units intended for human occupancy on or before January 1, 2013.  
(Health and Safety Code, Section 17926)

With respect to the number and placement of the carbon monoxide device, the owner shall install the devices in a manner consistent with building standards for new construction relevant to the type of occupancy or per the manufactures instructions.

Also note that the carbon monoxide device shall be operable at the time that the tenant (renters, new owner) takes possession. A tenant shall be responsible for notifying the owner or owner's agent if the tenant becomes aware of an operable or deficient device. The owner or owner's agent shall correct any reported deficiencies or inoperable device as soon as the owner or owner's agent receives notice from the tenant that the carbon device is inoperable.

## Fine

Violation of this requirement becomes an infraction and is punishable by a maximum fine of two hundred dollars (\$200) for each offense.

## Where to Buy These Devices?

A list of SFM approved devices is available under Building Materials Listing at the SFM website [osfm.fire.ca.gov](http://osfm.fire.ca.gov).

- Look for the Licensing/Listing tab and click on it.
- This will take you to another page and on the left side you will see Building Materials Listing (BML), click on it and it will take to another page and you will see **2010-2011 SFM Listings**.
- Click on it and it will take you to another page where you will see Category ALL Listings.
- Click on it and look for Carbon Monoxide Detectors and click on it and you will find the SFM approved devices.

## Have Questions?

For additional information, Contact the Building and Safety Division at (818) 548-3200.