



STATE OF WASHINGTON

STATE BUILDING CODE COUNCIL

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To: Builders, Landlords, Local Building and Fire Officials and Other Interested Parties
From: Staff, State Building Code Council
Subject: New Carbon Monoxide Alarm Requirements in Residential Occupancies

On July 1, 2010 the Washington State Building Code will go into effect with state amendments adopted during the rulemaking process in November 2009. Certain amendments were adopted related to requirements for installation of carbon monoxide alarms in residential settings. Amendments were adopted in the Building Code, Residential Code and Fire Code requiring installation of carbon monoxide alarms as follows:

- By January 1, 2011 carbon monoxide alarms must be installed in all new residential construction in R-1, R-2 and R-3 occupancies.
- By July 1, 2011 carbon monoxide alarms must be installed in existing dwelling and sleeping units in R-1, R-2 and R-3 occupancies.
- Owner-occupied Group R-3 residences legally occupied before July 1, 2010 are exempt from these requirements under the Building and Fire Code.
- Owner-occupied detached one-family dwellings legally occupied before July 1, 2010 are exempt from these requirements under the Residential Code.

The alarms must meet the following requirements:

- Alarms must be located outside of each separate sleeping area, in the immediate vicinity of the bedroom.
- Where a tenancy exists, the tenant must maintain the CO alarm as specified by the manufacturer, including replacement of the batteries.
- Single station carbon monoxide alarms must be listed as complying with UL 2034, and installed in accordance with the code and the manufacturer's instructions.

Please visit our website at www.sbcc.wa.gov for more information on this topic. You may also review the amendments at www.leg.wa.gov; see WAC 51-50-0907, WAC 51-51-0315, and WAC 51-54-0900.

If more information is needed, please contact Code Specialist Joanne McCaughan, at (360) 725-2970.