



INSPECTION UPDATE


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Pre-listing inspections

Uncover potential snags and save headaches before a home is in escrow.

Call Carson Inspection Service to learn more and schedule a pre-listing inspection.

Qualifications

Carson Inspection Service is licensed, bonded and insured as required by the Oregon Contractor's Board, and holds an Oregon Dept. Agriculture license for structural pest inspections.

Ongoing education centered on construction, energy efficiency, and wood destroying organisms keeps our quality high.

Learn more about our qualifications by visiting us online.



Reports generated using HomeGauge software.

Inspection Update is the work of Jay Hensleigh at Carson Inspection Service.

More information on this topic is available online at http://www.oregon.gov/OSP/SFM/CommEd_CO_Program.shtml.

Carbon Monoxide Alarms - Continuing Questions

The requirement for placing carbon monoxide alarms has been a common topic for home buyers, realtors, and home inspectors during the past few months. This is a quick review and summary of the new rules that may be helpful.

Background

The 2009 Oregon Legislature passed HB 3450, the Lofgren and Zander Memorial Act, requiring the installation of carbon monoxide alarms in residential dwellings with a carbon monoxide source (e.g. fireplace, gas or oil furnace, other gas appliances, attached garage). The bill comes in response to the tragedy of the Lofgren family of four, who all died of carbon monoxide poisoning while staying in a Colorado vacation rental. The purpose of the bill is to reduce deaths and poisonings from carbon monoxide. The Office of State Fire Marshal has developed Oregon Administrative Rules 837-047-0100 through 837-047-170 to establish minimum standards for the design, inspection, testing, placement and maintenance of carbon monoxide alarms in one and two family dwellings, manufactured dwellings, and multifamily housing.

Real Estate Sales

Properly functioning carbon monoxide alarms are required before conveying fee title or transfer of possession of a dwelling under a land sale contract if the dwelling contains a carbon monoxide source. They are also required when a person transfers ownership of a manufactured dwelling that contains a carbon monoxide source.

Residential Rental Units

Properly functioning carbon monoxide alarms are required in all rental dwelling

units that contain a carbon monoxide source. The landlord is required to install properly functioning carbon monoxide alarms, provide working batteries, and provide the tenant with testing instructions. The tenant is required to test each carbon monoxide alarm at least once every six months, replace batteries as needed, and notify the landlord in writing of any operating deficiencies. The landlord must repair or replace any deficient alarms. No person may remove or tamper with (including removing the batteries) a properly installed carbon monoxide alarm.

Installation and Placement

Carbon monoxide alarms or detectors must be installed in accordance with the manufacturer's recommended instructions and in accordance with the State rules and applicable building code at the time of construction. In general, properly functioning carbon monoxide alarm must be located within each bedroom or within 15 feet outside of each bedroom door. Bedrooms on separate floors in a structure containing two or more stories require separate carbon monoxide alarms. In addition, for multifamily buildings, a carbon monoxide alarm must be installed in any enclosed common area within the building if the common area is connected by a door, ductwork, or ventilation shaft to a carbon monoxide source inside or attached to the structure.

Power Source

Carbon monoxide alarms must be battery operated or receive their primary power source from the building wiring with a battery back-up. Plug in devices must have a battery back-up.

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