

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.