

CARBON MONOXIDE DETECTOR ACT

On March 24, 2009, Governor Ritter signed into law House Bill 09-1091, the Lofgren and Johnson Families Carbon Monoxide Safety Act, which outlines the requirements for the installation of carbon monoxide detectors in residential housing.

As of July 1, 2009, all dwelling units must have an operational Carbon Monoxide Detector installed within fifteen feet of the entrance to each room lawfully used for sleeping purposes when the residence:

- ✦ Uses fuel-fired appliances, such as water heaters, furnaces or fireplaces;
- ✦ Has an attached garage;
- ✦ Is undergoing interior alterations, repairs, fuel-fired appliance replacements, or additions; or,
- ✦ Where one or more rooms lawfully used for sleeping purposes are added.

Each of the above activities requires a building permit and inspections, at which time the CO Detector installation will be reviewed.

In addition to installation as required by the building permit activities listed above, CO Detectors must be installed in existing residential uses that use fuel-fired appliances, or have an attached garage under the following circumstances:

- By the seller, in any existing single-family dwelling or existing multi-family dwelling offered for sale or transfer; or
- By the owner/ manager of any single-family dwelling or dwelling unit in an existing multi-family dwelling used for rental purposes, when there is a change of tenants.

The bill also has additional requirements for landlords and tenants related to maintenance and replacement of the detectors in rental properties.

To view the entire Act, go to <http://www.leg.state.co.us/>, and search House Bills for 1091, select "All Versions", and select the "Final Act". Copies of the Act are also available at the City of Greeley, Building Inspection Division office, 1100 10th Street, Suite 114, either for viewing, or for the standard copy charge of \$1.70 for the eight page Act. If you have any questions, please call 350-9830.