



CARBON MONOXIDE ALARMS AND SMOKE ALARMS

On March 24, 2009, Governor Ritter signed HB 09-1091, a bill requiring carbon monoxide alarms to be installed in all new dwelling units and in existing multi-family and single family dwelling units that include fuel fired appliances or an attached garage whenever they are rented to a different tenant, sold, or when interior alterations or repairs requiring a building permit occur. This bill was effective for tenant changes or permits issued after July 1, 2009. For purposes of this regulation, alterations include replacement of furnaces, water heaters, and installation of air conditioning.

The recently adopted 2012 *International Building Code*[®] and 2012 *International Residential Code*[®] also require smoke alarms and carbon monoxide alarms to be installed in the home whenever interior alterations are made that require a building permit (other than replacement of water heaters, furnaces, and air conditioners).

Inspections for all new single family homes, townhomes, apartments, and all interior alterations or additions will include verification of both carbon monoxide alarms and smoke alarms. Approved combination smoke/carbon monoxide alarms may be used. Smoke alarms are not required for installation of water heaters, furnaces or air conditioning.

Carbon monoxide alarms:

- shall produce a distinct, audible alarm;
- may be combined with a smoke detecting device if the combined device produces an alarm, or an alarm and voice signal, in a manner that clearly differentiates between the two hazards;
- shall be listed by an approved, nationally recognized, independent product-safety testing and certification laboratory;
- shall be installed within 15 feet of the entry to each sleeping room; and
- shall be installed in compliance with the manufacturer's written installation instructions.

Carbon monoxide alarms shall be powered by one of the following methods:

- fully battery powered,
- plug-connected into a dwelling's unswitched electrical outlet and include a battery backup,
- wired into a dwelling's electrical system and include a battery back-up, or
- connected to an electrical system via an electrical panel.

Smoke alarms shall be listed by an approved, nationally recognized, independent product-safety testing and certification laboratory per IRC Section 313.1. Smoke alarms shall receive their primary power from the building wiring and include a battery backup. For alterations, interconnection and hard-wiring of smoke alarms will be required only if the alterations include electrical work in the area requiring a smoke alarm; in all other cases, battery powered smoke alarms will be acceptable.

Smoke alarms shall be installed:

- in each sleeping room;
- outside each separate sleeping area in the immediate vicinity of the bedrooms;
- on each addition story of the dwelling including basements;
- in accordance with the currently adopted building code; and
- in compliance with the manufacturer's installation instructions.

City and County of Broomfield inspections are not required for installation of battery powered or plug-in devices for tenant changes or sale of a home.