
Local Government & Housing Committee

HB 2886

Brief Description: Concerning the adoption of rules by the building code council regarding carbon monoxide alarm installation.

Sponsors: Representatives Angel, Simpson and Wallace.

Brief Summary of Bill

- Requires the State Building Code Council to adopt rules requiring existing owner-occupied, single-family residences be equipped with a carbon monoxide alarm before a building permit is issued.
- Removes the statutory requirement for the installation of a carbon monoxide alarm when an owner-occupied, single-family residence is sold.

Hearing Date: 1/27/10

Staff: Becca Kenna-Schenk (786-7291) and Thamas Osborn (786-7129).

Background:

State Building Code Council.

The State Building Code Council (Council) provides analysis and advice to the Legislature and the Governor on state building code issues. The Council establishes the minimum building, mechanical, fire, plumbing, and energy code requirements by reviewing, developing, and modifying the code provisions that comprise the state building code.

Buildings Classified as Residential Occupancies.

Residential occupancies, as defined in the state building code, include the use of a building or structure, or a portion thereof, for sleeping purposes when not classified as an Institutional Group or Licensed Care Group. Residential occupancies include, but are not limited to single-family residences, boarding houses, hotels, motels, dormitories, apartment buildings, townhouses, and vacation timeshare properties.

This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not a part of the legislation nor does it constitute a statement of legislative intent.

Carbon Monoxide Alarm Requirements.

In 2009 the Legislature enacted a requirement that the Council adopt rules requiring residential occupancies, subject to specified exceptions, be equipped with carbon monoxide alarms. These rules must require that:

- all newly constructed residential occupancies have carbon monoxide alarms beginning January 1, 2011; and
- all other residential occupancies have carbon monoxide alarms beginning January 1, 2013.

Owner-occupied, single-family residences legally occupied before July 26, 2009 are exempt from the requirement. However, the seller of an owner-occupied, single-family residence must install carbon monoxide alarms in accordance with the requirements of the state building code prior to the buyer or any other person occupying the residence following such sale. Residential tenants must maintain carbon monoxide alarms according to manufacturer specifications, including battery replacement.

Smoke Alarm Requirements for Existing Residences.

The state building code requires that when any alteration, repair, or addition requiring a building permit occurs in an existing residence, the dwelling must be equipped with a smoke alarm. Smoke alarms must be interconnected and hard wired unless the repair or alteration does not result in the removal of an interior wall or ceiling. If the building permit is obtained for work involving the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition of a deck, a smoke alarm is not required.

Summary of Bill:

By July 1, 2010, the State Building Code Council (Council) is required to adopt rules requiring that existing owner-occupied, single-family residences be equipped with a carbon monoxide alarm as part of any building project for which a permit is obtained. The rules should be modeled after existing rules requiring the installation of smoke alarms in existing residences. A statutory provision is removed that requires the installation of a carbon monoxide alarm after the sale of an owner-occupied, single-family residence.

Appropriation: None.

Fiscal Note: Requested on 1/19/10.

Effective Date: The bill takes effect 90 days after adjournment of the session in which the bill is passed.