
SUBSTITUTE HOUSE BILL 2886

State of Washington 61st Legislature 2010 Regular Session

By House Local Government & Housing (originally sponsored by Representatives Angel, Simpson, and Wallace)

READ FIRST TIME 02/01/10.

1 AN ACT Relating to the adoption of rules by the building code
2 council regarding carbon monoxide alarm installation; and amending RCW
3 19.27.530.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

5 **Sec. 1.** RCW 19.27.530 and 2009 c 313 s 2 are each amended to read
6 as follows:

7 (1) By July 1, 2010, the building code council shall adopt rules
8 requiring that all buildings classified as residential occupancies, as
9 defined in the state building code in chapter 51-54 WAC, but excluding
10 existing owner-occupied single-family residences legally occupied
11 before July 26, 2009, be equipped with carbon monoxide alarms.

12 (2)(a) The building code council (~~(may phase in the carbon monoxide~~
13 ~~alarm requirements on a schedule that it determines reasonable,~~
14 ~~provided that the rules)) must require that:~~

15 (i) By January 1, 2011, all newly constructed buildings classified
16 as residential occupancies will be equipped with carbon monoxide
17 alarms(~~(7)~~); and

18 (ii) All other buildings classified as residential occupancies will

1 be equipped with carbon monoxide alarms ((by)) beginning on January 1,
2 2013.

3 (b) (~~Owner-occupied single-family residences legally occupied~~
4 ~~before July 26, 2009, are exempt from the requirements of this~~
5 ~~subsection (2). However, for any owner-occupied single-family~~
6 ~~residence that is sold on or after July 26, 2009, the seller must equip~~
7 ~~the residence with carbon monoxide alarms in accordance with the~~
8 ~~requirements of the state building code before the buyer or any other~~
9 ~~person may legally occupy the residence following such sale.)) Any
10 rules adopted pursuant to (a)(ii) of this subsection may not take
11 effect until January 1, 2013, including rules adopted prior to the
12 effective date of this section.~~

13 (3) For existing owner-occupied single-family residences, the
14 building code council shall adopt rules by July 1, 2010, requiring that
15 owner-occupied single-family residences are equipped with carbon
16 monoxide alarms when any alterations, repairs, or additions requiring
17 a building permit occur. The rules requiring installation of carbon
18 monoxide alarms should be modeled on existing building code council
19 rules requiring installation of smoke alarms in existing residences.

20 (4) The building code council may exempt categories of buildings
21 classified as residential occupancies if it determines that requiring
22 carbon monoxide alarms are unnecessary to protect the health and
23 welfare of the occupants.

24 ((+4)) (5) The rules adopted by the building code council under
25 this section must (a) consider applicable nationally accepted standards
26 and (b) require that the maintenance of a carbon monoxide alarm in a
27 building where a tenancy exists, including the replacement of
28 batteries, is the responsibility of the tenant, who shall maintain the
29 alarm as specified by the manufacturer.

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