

# CARBON MONOXIDE, SMOKE AND FIRE DETECTOR REQUIREMENTS

## CARBON MONOXIDE DETECTOR REQUIREMENTS

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### 1. Carbon Monoxide Detector Requirements

The following table details the requirements for Carbon Monoxide Detectors:

Note: pictures of the detector are not required.

State	Conventional	FHA	VA	USDA
Arizona	Not Required			
California	Requires installation of approved carbon monoxide detectors in single-family dwellings and for all other dwellings if those dwellings contain a fossil fuel burning heater or appliance, fireplace, or an attached garage. Applies to rental property.			
Colorado	Required in any existing single-family dwelling or dwelling unit of an existing multi-family dwelling offered for sale or transfer that has a fuel-burning heater or appliance, a fireplace, or an attached garage to have an operational carbon monoxide alarm installed within a specified distance of each room lawfully used for sleeping purposes. It is not required for refinances unless the property is either (a) a residential rental property or (b) work that needs to be performed which requires a permit. (NOTE: Permit requirements vary by city, county, state). Exception - If you have lived in your single-family residence before July 26, 2009, you are not required to have an alarm until the home is sold.			
Oregon	Prohibits the sale or transfer of one-, two- or multi-family housing that contains a carbon monoxide source unless the dwelling contains functioning carbon monoxide alarms that provide detection for all sleeping areas. Prohibits tampering with these alarms. Also requires carbon monoxide alarms in new residential buildings.			
Texas	Not required.			
Utah	Carbon Monoxide Detectors are required in all new construction. Carbon Monoxide Detectors must have an alarm.			
Washington	Requires carbon monoxide alarms to be installed in dwelling units built or manufactured in the state; requires the seller of any owner-occupied single-family residence to equip the resident with carbon monoxide alarms before the buyer or any other person may legally occupy the residence; allows the building code council to exempt categories of residential buildings if it determines that requiring carbon monoxide alarms are unnecessary to protect the welfare of the occupants. Exception - If you have lived in your single-family residence before July 26, 2009, you are not required to have an alarm until the home is sold.			

# CARBON MONOXIDE, SMOKE AND FIRE DETECTOR REQUIREMENTS

## FIRE/SMOKE DETECTOR REQUIREMENTS

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### 2. Fire/Smoke Detector Requirements

Basically, a smoke detector is required in all states, but the number and location of detectors required varies. It is important to note that cities often have more comprehensive requirements than are found at the state statutory level. The following table details the requirements for Fire and/or Smoke Detectors:

Note: pictures of the detector are not required.

State	Conventional	FHA	VA	USDA
Arizona	According to Arizona Residential Statutes S36-1637, depending on the city/county, smoke detectors may be required to be installed in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedrooms and on each story of the dwelling, including basements and habitable attics. Lenders are encouraged to double check smoke detector requirements with local agencies.			
California	According to California Residential Fire Code, R314, smoke detectors are required to be installed in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedrooms and on each story of the dwelling, including basements and habitable attics.			
Colorado	According to Colorado Residential Fire Code, R314, smoke detectors are required to be installed in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedrooms and on each story of the dwelling, including basements and habitable attics.			
Nevada	According to Nevada Residential Fire Code, R314, smoke detectors are required to be installed in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedrooms and on each story of the dwelling, including basements and habitable attics.			
Oregon	According to Oregon State Building Code, ORS 479.2, smoke detectors or smoke alarms are required to be installed in each sleeping room, in the corridor or area giving access to sleeping areas and on each story of the dwelling, including basements and habitable attics. When sleeping rooms are located on upper levels, smoke detectors also need to be installed directly over the stairway.			
Texas	Only required with new construction.			
Utah	Utah law requires smoke alarms be installed outside each sleeping area and on every level of the home, including the basement. Larger homes may require additional smoke alarms to provide a minimum level of protection.			
Washington	According to Washington State Fire Protection, RCW 43.44.110, smoke detectors shall be installed inside all dwelling units in conformance with nationally accepted standards. Lenders are encouraged to double check smoke detector standards with local agencies.			