

CARBON MONOXIDE ADDENDUM

Carbon monoxide is an odorless, colorless and toxic gas. Because it is impossible to see, taste, or smell the toxic fumes, carbon monoxide can kill you before you are aware it is in your home. At lower levels of exposure, carbon monoxide causes mild effects that are often mistaken for the flu. These symptoms include headaches, dizziness, disorientation, nausea and fatigue. The effects of carbon monoxide exposure can vary greatly from person to person depending on age, overall health and the concentration and length of the exposure. In order to assure resident safety and to comply with RCW 19.27.530, Tenant and Landlord enter into the following agreement:

THIS CARBON MONOXIDE ADDENDUM dated _____ will become part of the original lease or rental agreement dated _____ between _____, Landlord(s) and _____, Tenant(s), for the Residence located at _____ (Residence).

Carbon Monoxide (CO) Detector(s)

1. Tenant acknowledges that as of this date, the Residence is equipped with # _____ CO detector(s).
2. CO detectors are HARD WIRED/BATTERY OPERATED (circle one).
3. Tenant has inspected the CO detector(s) and finds it/them to be in proper working condition.

Repair and Maintenance

1. Tenant agrees that it is Tenant's duty to regularly test the CO detector(s).
2. Tenant agrees to replace the CO detector('s) battery, if any, at any time the existing battery becomes unserviceable. Tenant agrees to keep one extra battery for each CO detector on the premises.
3. Tenant agrees to notify property manager immediately, in writing, of any problem, defect, malfunction, or failure of the detector(s). If after replacing the battery, the CO detector will not operate, Tenant must immediately inform the Landlord of this fact.

Replacement

Tenant agrees to reimburse Landlord for the cost of CO detector(s) and the costs associated with replacement and/or installation thereof in the event the existing CO detector(s) become damaged or removed by Tenant or Tenant's guests or invitees.

Disclaimer

YOU ACKNOWLEDGE AND AGREE THAT OWNER/LANDLORD IS NOT THE OPERATOR, MANUFACTURER, DISTRIBUTOR, RETAILER OR SUPPLIER OF THE SMOKE AND CARBON MONOXIDE DETECTOR(S). TENANT SHALL BE RESPONSIBLE FOR LOSS, COSTS, DAMAGES OR INJURIES TO PERSONS OR PROPERTY RESULTING FROM (1) TENANT'S FAILURE TO REGULARLY TEST THE CO DETECTOR(S); (2) TENANT'S FAILURE TO

NOTIFY LANDLORD OF ANY PROBLEM, DEFECT, MALFUNCTION OR FAILURE OF THE CO DETECTOR(S); (3) THEFT OF THE CO DETECTOR(S) OR REMOVAL OF ITS/THEIR BATTERY/BATTERIES; (4) TENANT'S FAILURE TO COMPLY WITH THE TERMS OF THIS ADDENDUM.

Entire Agreement

The parties acknowledge that this CARBON MONOXIDE ADDENDUM is the entire agreement of the Tenant and Landlord relative to the CO detector(s) in the above referenced Residence.

Amendments

Changes to any part of this agreement must be made, in writing, and signed by both the Landlord(s) and Tenant(s).

Duration

The term of this Addendum shall be for the same term as any lease or rental agreement between the parties, or the period, during which the Tenant occupies the premises, whichever is longer.

Acknowledgment

I acknowledge that I have read this addendum and it places a duty upon me to regularly test the smoke and carbon monoxide detector(s) and report all malfunctions of the same to

_____, Landlord(s),
in writing.

Attachment

Copies of RCW 19.27.530; WAC 170-296A-2950; WAC 51-51-0315 R315.1-3 are attached hereto.

Signatures

Tenant(s) _____
Date

Landlord(s) _____
Date

RCW 19.27.530**Carbon monoxide alarms—Requirements—Exemptions—Adoption of rules**

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

(2)(a) The building code council may phase in the carbon monoxide alarm requirements on a schedule that it determines reasonable, provided that the rules require that by January 1, 2011, all newly constructed buildings classified as residential occupancies will be equipped with carbon monoxide alarms, and all other buildings classified as residential occupancies will be equipped with carbon monoxide alarms by January 1, 2013.

(b) Owner-occupied single-family residences legally occupied before July 26, 2009, are exempt from the requirements of this subsection (2). However, for any owner-occupied single-family residence that is sold on or after July 26, 2009, the seller must equip the residence with carbon monoxide alarms in accordance with the requirements of the state building code before the buyer or any other person may legally occupy the residence following such sale.

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

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

[2009 c 313 § 2.]

Notes: **Intent – 2009 c 313:** "The legislature recognizes that carbon monoxide poses a serious threat. According to national statistics from the centers for disease control, carbon monoxide kills more than five hundred people and accounts for an estimated twenty thousand emergency department visits annually. Specifically, Washington state has experienced the dire effects of carbon monoxide poisoning. In the storms that struck Washington in December 2006, it was estimated that over one thousand people in the state were seen at hospital emergency rooms with symptoms of carbon monoxide poisoning, and eight people reportedly died of carbon monoxide exposure. It is the intent of the legislature to implement policies to prevent similar tragedies from occurring in the future." [2009 c 313 § 1.]

WAC 51-51-0315

Section R315 — Carbon monoxide alarms.

R315.1 Carbon Monoxide Alarms. For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units and on each level of the dwelling and in accordance with the manufacturer's recommendations.

R315.2 Existing Dwellings. Existing dwellings shall be equipped with carbon monoxide alarms when alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created.

EXCEPTIONS: 1. Work involving the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck, or electrical permits, are exempt from the requirements of this section.
2. Installation, alteration or repairs of noncombustion plumbing or mechanical systems are exempt from the requirements of this section.

R315.3 Alarm Requirements. Single station carbon monoxide alarms shall be listed as complying with UL 2034 and shall be installed in accordance with this code and the manufacturer's installation instructions.

WAC 170-296A-2950

Smoke and carbon monoxide detectors

- (1)(a) The licensee must have and maintain working smoke detectors in the home.
- (b) At least one smoke detector must be located:
 - (i) In each licensed sleeping area; and
 - (ii) On each level of the home.
- (c) Smoke detectors must be placed on the ceiling or wall, but not on the wall above any door.
- (2) To comply with RCW 19.27.530 and WAC 51-51-0315, if the licensee's home was built on or after July 1, 2010, a working carbon monoxide detector must be installed in each area licensed for sleeping or napping. The licensee may use combination smoke/carbon monoxide detectors.
- (3) One extra battery for each smoke detector and each carbon monoxide detector must be kept on the premises.

[Statutory Authority: RCW 43.215.060, 43.215.070, and chapter 43.215 RCW. 11-23-068, § 170-296A-2950, filed 11/14/11, effective 3/31/12.]