
HOUSE BILL 2886

State of Washington

61st Legislature

2010 Regular Session

By Representatives Angel, Simpson, and Wallace

Read first time 01/15/10. Referred to Committee on Local Government & Housing.

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
13 monoxide alarm requirements on a schedule that it determines
14 reasonable, provided that the rules require that by January 1, 2011,
15 all newly constructed buildings classified as residential occupancies
16 will be equipped with carbon monoxide alarms, and all other buildings
17 classified as residential occupancies will be equipped with carbon
18 monoxide alarms by January 1, 2013.

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

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

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

19 ~~((+4))~~ (5) The rules adopted by the building code council under
20 this section must (a) consider applicable nationally accepted standards
21 and (b) require that the maintenance of a carbon monoxide alarm in a
22 building where a tenancy exists, including the replacement of
23 batteries, is the responsibility of the tenant, who shall maintain the
24 alarm as specified by the manufacturer.

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