
Local Government Committee

SSB 5494

Brief Description: Concerning carbon monoxide alarms.

Sponsors: Senate Committee on Financial Institutions, Housing & Insurance (originally sponsored by Senators Hobbs, Fain, Holmquist Newbry, Mullet, Dammeier and McAuliffe).

<p>Brief Summary of Substitute Bill</p> <ul style="list-style-type: none">• Requires existing residential buildings to be equipped with carbon monoxide alarms by July 1, 2014.
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Hearing Date: 3/21/13

Staff: Sean Flynn (786-7124).

Background:

The State Building Code (Code) provides a set of minimum standards and requirements related to building construction that apply throughout the state. The State Building Code Council (SBCC) is responsible for the adoption and maintenance of the various building, residential, fire, and other model and state codes that comprise the Code.

In 2009 the Legislature required the SBCC to adopt rules requiring all residential buildings to be equipped with carbon monoxide alarms, including apartments, condominiums, hotels, motels and single-family residences. The rules were required to be adopted by July 1, 2010, but the SBCC was permitted to phase in the requirement so long as it met certain deadlines.

The deadline for requiring all newly constructed residential buildings to be equipped with alarms was January 1, 2011. All existing residential buildings, except for owner-occupied single family residences, were required to be equipped by January 1, 2013. Existing owner-occupied single family residences are required to be equipped at the time they are sold. The SBCC may exempt categories of buildings from the requirement if unnecessary to protect the health and welfare of the occupants.

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.

The SBCC adopted rules by the 2010 deadline. After concerns were raised over which exceptions should apply, the SBCC conducted multiple rounds of rule-making regarding the requirement for existing residential buildings. The most current rule became effective in April 2012.

Summary of Bill:

Existing residential occupancy buildings must be equipped with carbon monoxide alarms by July 1, 2014.

Appropriation: None.

Fiscal Note: Not requested.

Effective Date: The bill contains an emergency clause and takes effect immediately.