



## **The Illinois Carbon Monoxide Law – What does it mean to me?**

By: Albert Zorn, NFPA Certified Fire Protection Specialist

City Wide Fire Equipment Company - [www.citywidedfire.com/](http://www.citywidedfire.com/)

Starting January 1<sup>st</sup> 2007, a new Carbon Monoxide Alarm law takes effect in Illinois. Despite the fact that officials regularly inform the public about the hazards of Carbon Monoxide, many private homes, multi-unit residential buildings and offices still do not have Carbon Monoxide Alarms in place. The new law will hopefully encourage everyone to have a working Carbon Monoxide Alarm in the recommended locations.

What does this law mean to you? Are you in compliance? Let's summarize some of the important points of the law to help you determine your status.

1. The Carbon Monoxide Alarms must comply with the most recent standards of Underwriters Laboratories or Canadian Standard Association. Combination Smoke/Carbon Monoxide Alarms are allowed as long as the unit emits an alarm that clearly differentiates between the smoke or carbon monoxide hazard. The alarms may be battery powered, plug-in with battery back-up, or hardwired with battery back-up.
2. At least one Carbon Monoxide Alarm must be installed within 15 feet of every room used for sleeping purposes within each "dwelling unit." A dwelling unit is any area where people live within a single family home, each apartment within an apartment building, and each living area in a mixed use building.
3. The owner of the structure, building or home is responsible for supplying and installing all required alarms. The owner is also responsible for providing each dwelling unit with written information regarding alarm testing and maintenance. The owner is responsible for ensuring the alarm is in proper working condition (including the battery) when a new tenant inhabits the dwelling unit.
4. The tenant is responsible for testing and providing general maintenance for the alarms, including replacement of batteries. If there are any deficiencies the tenant cannot correct, the tenant must inform the owner in writing of the deficiency.
5. Failure to install or properly maintain each Carbon Monoxide Alarm is a Class B Misdemeanor. Tampering with, removing, destroying, disconnecting, or removing the batteries from any installed Carbon Monoxide Alarm is a Class A misdemeanor on a first conviction and a Class 4 felony in any subsequent conviction.

The only exemptions relate to a residential unit that does not rely on combustion of fossil fuels for heat, ventilation or hot water; is not connected in any way to a garage; and is not

sufficiently close to any ventilated source of carbon monoxide to receive carbon monoxide from that source (only to be determined by the local building commissioner).

Carbon Monoxide Alarms are rather affordable and are easy to obtain. Many hardware stores, home centers and are great sources for Carbon Monoxide Alarms that comply with the 2007 Illinois Carbon Monoxide Law.

Remember that Carbon Monoxide is lethal. Take the time to ensure you have sufficient coverage with Carbon Monoxide alarms. If there is any doubt, install extra alarms. Check that the alarms are in proper working order regularly or at least monthly. Replace batteries at least every six months. With proper coverage using approved Carbon Monoxide Alarms, you can protect yourself, your family and your tenants from this silent killer.

**Albert Zorn**, NFPA Certified Fire Protection Specialist  
**City Wide Fire Equipment Company**  
(773) 539-7831 Web-sites: <http://www.citywidefire.com/>  
Resources/Equipment: [www.safetysupercenter.com](http://www.safetysupercenter.com)  
Illinois Safety Council (312) 372-9756: [www.ILSafetyCouncil.org](http://www.ILSafetyCouncil.org)



# Fact Sheet on: Smoke Alarms

*Office of the Illinois State Fire Marshal*

*Bruce Rauner, Governor • Matt Perez, State Fire Marshal*

*April 2016*

## What a Single-Family Homeowner Needs to Know About the Detectors Act

The Smoke Detector Act (425 ILCS 60/) addresses the requirement for smoke alarms <sup>1</sup> in one- and two-family homes. Smoke alarms shall be provided as follows:

- Within 15 feet of every room used for sleeping purposes.
- On every story of the dwelling unit, including basements but not including unoccupied attics.

The detector shall be installed on the ceiling and at least 6 inches from any wall, or on a wall located between 4 and 6 inches from the ceiling.

For dwelling units with split levels, a smoke alarm shall be installed on the upper level if the lower level is less than one full story below the upper level; however, if there is an intervening door between the adjacent levels, a smoke detector shall be installed on each level.

For dwelling units in existence on July 1, 1988 smoke alarms may be battery-powered or wired into the building's electrical system and need not be interconnected.

For dwelling units newly constructed, reconstructed, or substantially remodeled after December 31, 1987, the smoke alarms shall be permanently wired into the building's electrical system and if more than one smoke alarm is required, the smoke alarms shall be wired so that the initiation of one smoke alarm will initiate all the smoke alarms in the dwelling unit.

For any dwelling units newly constructed, reconstructed, or substantially remodeled after January 1, 2011 smoke alarms permanently wired into the building's electrical system must also maintain an alternative back-up power source, which may be either batteries or an emergency generator.

<sup>1</sup>For the purpose of this document in reflection of the Act; the terms "detector" and "alarm" are interchangeable and mean a device that senses smoke and produces a localized alarm.



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## **What a Tenant or Landlord Needs to Know About the Smoke Detector Act for Multifamily Buildings**

The Smoke Detector Act (425 ILCS 60/1) addresses the requirement for smoke alarms<sup>1</sup> in structures that (1) contain more than one dwelling unit, or (2) contain at least one dwelling unit and is a mixed-use structure, shall provide at least one approved smoke alarm:

- Installed within 15 feet of every room used for sleeping purposes
- Installed at the uppermost ceiling of each interior stairwell.

Smoke alarms shall be installed on the ceiling, at least 6-inches from the wall or on a wall located between 4 and 6 inches from the ceiling.

For dwelling units in existence on July 1, 1988 smoke alarms may be battery-powered or wired into the building's electrical system and need not be interconnected.

For dwelling units newly constructed, reconstructed, or substantially remodeled after December 31, 1987, the smoke alarms shall be permanently wired into the building's electrical system and if more than one smoke alarm is required, the smoke alarms shall be wired so that the initiation of one smoke alarm will initiate all the smoke alarms in the dwelling unit.

For any dwelling units newly constructed, reconstructed, or substantially remodeled after January 1, 2011 smoke alarms permanently wired into the building's electrical system must also maintain an alternative back-up power source, which may be either batteries or an emergency generator.

### **Tenant responsibility is to:**

- Provide general maintenance for the smoke alarms within the tenant's dwelling rooming unit. It is recommended the batteries be tested weekly.
- Replace any required batteries in the smoke alarms found in the tenant's dwelling unit.
- Notify the owner or the authorized agent of the owner in writing of any deficiencies which the tenant is unable to correct.
- Provide the owner or the authorized agent of the owner with access to the dwelling unit to correct any deficiencies with the smoke alarm that have been reported.

### **Owner responsibility is to:**

- Supply and install all required detectors and confirm the smoke alarm is functional at the time the tenant takes possession.

- **Make reasonable efforts to test and maintain detectors in common stairwells and hallways.**
- **Provide one set of written information regarding smoke alarm testing and maintenance per dwelling unit.**

<sup>1</sup>For the purpose of this document in reflection of the Act; the terms “detector” and “alarm” are interchangeable and mean a device that senses smoke and produces a localized alarm.



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	<b>Occupancy</b>	<b>Required Locations</b>	<b>Power Supply</b>	<b>Reference</b>	<b>Notes</b>
<b>NEW Building</b> (Constructed on or after January 1, 2002)	<b>One- and Two-Family Dwelling</b>	Outside every sleeping area in the immediate vicinity of the bedrooms, inside each sleeping room, and on all floors, including the basement.	Hardwired into the building's electrical system and no back-up power required	NFPA 101, Sections 24.3.4 and 9.6.2.10	All smoke alarms within the living unit shall be arranged so that operation of any smoke alarm shall cause the alarm in all smoke alarms within the living unit.
	<b>Multifamily Buildings (such as apartment buildings and condominiums, ≥ 3 dwelling units)</b>	Outside every sleeping area in the immediate vicinity of the bedrooms, inside each sleeping room, and on all floors, including the basement.	Hardwired into the building electrical system and no back-up power required	NFPA 101, Sections 30.3.4.5 and 9.6.2.10	All smoke alarms within the living unit shall be arranged so that operation of any smoke alarm shall cause the alarm in all smoke alarms within the living unit.
	<b>Lodging and Rooming Homes (≤ 16 residents)</b>	Installed in every sleeping room.	Hardwired into the building's electrical system and no back-up power required	NFPA 101, Sections 26.3.3.5 and 9.6.2.10	Not required to be interconnected.
<b>Existing Building</b> (Constructed before January 1, 2002)	<b>One- and Two-Family Dwelling</b>	Outside every sleeping area in the immediate vicinity of the bedrooms and on all levels of the dwelling unit, including basements.	Battery	NFPA 101, Sections 24.3.4 and 9.6.2.10	Not required to be interconnected
	<b>Multifamily Buildings (such as apartment buildings and condominiums, ≥ 3 dwelling units)</b>	Outside every sleeping area in the immediate vicinity of the bedrooms and on all levels of the dwelling unit, including basements	Hardwired into the building's electrical system. No back-up power required-	NFPA 101, Sections 31.3.4.5 and 9.6.2.10	Not required to be interconnected.
	<b>Lodging and Rooming Homes (≤ 16 residents)</b>	Installed in every sleeping room.	Battery powered smoke alarms are permitted if the facility demonstrates a reliable battery replacement program	NFPA 101, Sections 26.3.3.5 and 9.6.2.10	Not required to be interconnected.