

AN ORDINANCE ADOPTING FIRE PREVENTION TO INCLUDE SMOKE ALARM AND CARBON MONOXIDE ALARMS IN RENTAL UNITS OF THE VILLAGE OF CLAYCOMO, CLAY COUNTY, MISSOURI

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF CLAYCOMO, CLAY COUNTY, MISSOURI AS FOLLOWS:

Section 1 The Code of Ordinances of the Village of Claycomo is hereby amended with the addition of the following as Chapter 12, Article III, Division 1, Section 12-40;

Chapter 12 – Fire Prevention and Protection

Article III – Fire Prevention Code

Division I

Section 12-40 Smoke Alarms in Rental Units.

- (a) The Village of Claycomo requires that owners/landlords of rental property provide smoke alarms in property rented or leased or otherwise provided to the public for housing or sleeping accommodations.
- (b) Specifications. The automatic fire warning systems shall consist of smoke detectors which are certified by Underwriters Laboratories Inc. as meeting its applicable smoke detector standards, as indicated by a (UL) insignia on the smoke detector unit.
- (c) Locations.
 - a. Install smoke alarms inside each bedroom, outside each sleeping area and on every level of the residence, including the basement.
 - b. On levels without bedrooms, install alarms in either/or the living room, den, family room, or near the stairway to the upper level, or in both locations.
 - c. Smoke detectors shall also be located in interior public hallways and stairs
 - d. Smoke alarms installed in the basement should be installed on the ceiling at the bottom of the stairs leading to the next level.
 - e. Smoke alarms should be installed at least 10 feet from a cooking appliance to minimize false alarms when cooking.
 - f. Mount smoke alarms high on walls or ceilings. Wall-mounted alarms should be installed not more than 12 inches, to the top of the alarm, away from the ceiling. If a ceiling fan is present, mount them 5 feet from the end of the blades, if there is room, so they do not disperse the smoke away from the detector.
 - g. If you have ceilings that are pitched, install the alarm between 3 feet of the peak but not within four inches of the peak.
- (d) Responsibilities of the Owner. The owner of the building shall supply and install all required smoke alarms. The owner shall test and maintain in a fully operable condition all smoke alarms in common areas. No owner shall rent, lease or let any dwelling unit or room that does not have functional and working alarms at the time of occupancy. The tenant shall sign a statement signifying that all smoke alarms were in fully operative condition on the date of lease. The owner shall be responsible for providing each tenant with written information regarding alarm testing and maintenance. The owner shall not be liable for any damages caused from the smoke alarm being tampered with or disabled in any way by the tenant.

- (e) Responsibilities of the Tenant. The tenant shall provide and maintain functional batteries for each battery powered smoke alarm and shall not disconnect the electrical source from electrically powered smoke alarms. The tenant shall not remove or relocate any smoke alarm installed by the owner. The tenant shall test and maintain alarms within the dwelling unit or room and notify the owner or agent in writing of any deficiencies.
 - (f) Effective Date. The Section is effective as to new buildings as of the date it is passed and approved by the Board of Trustees
-OR-
 - (g) The owner of the building will cause the smoke alarms to be installed at the time of occupancy, or one year from date of adoption of this code, whichever comes first.
- Section 12-41 Carbon Monoxide Alarms in Rental Units.

- (a) The Village of Claycomo requires that owners/landlords of rental property provide Carbon Monoxide Alarms in property rented or leased or otherwise provided to the public for housing or sleeping accommodations that have possible sources of Carbon Monoxide. This would include but not limited to gas appliances or attached garages.
- (b) All detectors shall be installed in accordance with approved manufacturer's instructions in compliance with the fire code of the city.
- (c) Maintenance. The occupancy of any dwelling unit covered by this section shall, at all times, maintain in proper working order any carbon monoxide detector installed in such unit. The owner of the building is responsible for replacement of faulty, defective, or none operational detectors.
- (d) Type. The detector shall be either electric, electric with battery backup or battery powered only.
- (e) Carbon monoxide detector can be a combination smoke detector if applicable.
- (f) Effective Date. The Section is effective as to new buildings as of the date it is passed and approved by the Board of Trustees
OR
- (g) The owner of the building will cause the carbon monoxide detector to be installed at the time of occupancy, or one year from date of adoption of this code, whichever comes first.

Section 2 That this ordinance is in full force and effect from the date of its passage

PASSED this 13th day of November, 2017


MARINA BARKER
CHAIRMAN OF THE BOARD OF TRUSTEES

ATTEST:


SHERI CHAPMAN, VILLAGE CLERK