



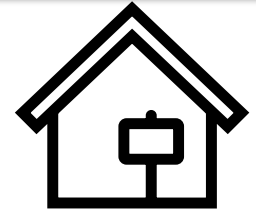
Vermont Department of Public Safety ***DIVISION OF FIRE SAFETY***

45 State Drive, Waterbury VT. 05671 | 802-479-7561 | 800-640-2106

firesafety.vermont.gov



Preparing Your Home for Sale – Vermont Alarm Requirements



VERMONT STATE LAW 9 VSA § 2883 Requirements for Transfer of Dwelling

(a) The seller of a single-family dwelling, including one constructed for first occupancy, whether the transfer is by sale or exchange, shall certify to the buyer at the closing of the transaction that the dwelling is provided with photoelectric-only-type smoke detectors and carbon monoxide detectors in accordance with this chapter. This certification shall be signed and dated by the seller.

(b) If the buyer notifies the seller within 10 days by certified mail from the date of conveyance of the dwelling that the dwelling lacks any photoelectric-only-type smoke detectors, or any carbon monoxide detectors, or that any detector is not operable, the seller shall comply with this chapter within 10 days after notification.

(c) Violation of this section or of the installation requirements of section 2882 of this title shall not create a defect in title.

SMOKE ALARM REQUIREMENTS

Photoelectric-only type of smoke alarms are required to be installed in the vicinity of any bedrooms and on each level of a dwelling, for all new dwellings and dwellings that are sold or transferred, beginning January 1, 2009.

The law allows the use of photoelectric and carbon monoxide combination alarms, but it does not allow ionization / photoelectric combination alarms to be used for these specific locations.

Ionization smoke alarms are permitted to be used in supplemental locations for additional protection. Smoke alarms save lives, prevent injuries, and minimize property damage by alerting people to a fire when a fire is still small. Smoke alarms need to be properly installed, maintained, and replaced when needed.

CARBON MONOXIDE (CO) ALARM REQUIREMENTS

CO alarms are required to be installed in the vicinity of any bedrooms for all new dwellings and dwellings that are sold or transferred, beginning July 1, 2005.

Heating appliances that are not working properly are the major cause of unintentional carbon monoxide poisoning in Vermont. Other common sources include emergency generators or space heaters and motor vehicles left running in attached garages.

It is very important to be aware of the early signs of CO poisoning. Exposure to CO can mimic flu systems - headaches, dizziness, disorientation, nausea and fatigue. Higher levels of exposure will result in disorientation and drowsiness, leading to unconsciousness and death. Often the symptoms will be less when the person exposed to carbon monoxide leaves the building, only to have the symptoms reoccur when the person re-enters the building.

POWER SUPPLY FOR ALARMS

Smoke alarms installed in a dwelling **constructed after January 1, 1994** and carbon monoxide alarms installed in a dwelling **constructed after July 1, 2005** must be directly wired to the building electrical service and have a battery backup.

Alarms that are hard-wired into the home electrical system should be installed by a qualified electrician.

INSTALLATION INFORMATION

Choose smoke and carbon monoxide alarms that bear the label of Underwriters Laboratories or another nationally recognized testing laboratory.

Read and follow the manufacturers' instructions that are supplied with each alarm.

Install photoelectric-only smoke alarms in the vicinity of any bedrooms and on each level of a dwelling including the basement.

Install smoke alarms in each bedroom for additional protection and interconnect smoke alarms together so if one sounds an alarm, they all sound an alarm, to make sure the alarm is heard.

Mount smoke alarms on flat ceilings no closer than **4"** from the adjoining wall surface. Mount smoke alarms on walls no closer than **4"**, and not further than **12"**, from the adjoining ceiling surface. Do not install a smoke alarm within **36"** of a ceiling suspended fan, a supply register or the door to the bathroom or kitchen.

ALARM MAINTENANCE

Test alarms and Clean alarms monthly by gently vacuuming to remove dust and cobwebs to allow proper air flow through all vents. as indicated by the manufacturer's instructions

Install a new battery in all alarms that require changing the battery at least once a year. Immediately install a new battery if an alarm "chirps," warning the battery is low.

Smoke and CO alarms don't last forever. Replace smoke alarms when they are **10** years old and carbon monoxide alarms when indicated in the manufacturer's instructions, or when indicated by a trouble alarm on the unit.



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CERTIFICATION OF COMPLIANCE

for Smoke and Carbon Monoxide (Detectors) Alarms in Single Family Owner-Occupied Dwellings

This form shall be used to comply with the requirements in Vermont state law 9 VSA § 2883(a)
 in all new dwellings and dwellings that are sold or transferred after January 1, 2009.
All previous forms should be discarded

Date: _____ Date of Closing: _____ <input type="checkbox"/> New Construction <input type="checkbox"/> Sale or Transfer	<i>For Technical Assistance Regarding Smoke and Carbon Monoxide (Detectors) Alarms visit firesafety.vermont.gov or contact the Division of Fire Safety</i>
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Name of Building/Site:	_____
Physical Location: (9-1-1 Address)	_____
	Street Name and Number,

	City/town, Zip Code
Name of Seller:	_____
Name of Buyer:	_____

SMOKE ALARMS	CARBON MONOXIDE ALARMS	OPERATIONAL
<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Photoelectric-only type Smoke (Detectors) Alarms are installed in accordance with the manufacturer's instructions and are installed in the vicinity of any bedrooms and on each level of the dwelling.	One or more Carbon Monoxide (Detectors) Alarms are installed in accordance with the manufacturer's instructions and are installed in the vicinity of any bedrooms in the dwelling.	All Smoke and Carbon Monoxide (Detectors) Alarms have been tested in accordance with the manufacturer's instructions and are in good working order.

CERTIFICATION FROM THE SELLER			
I / We, _____ the seller(s) of the above-described dwelling certify under oath that the above-described dwelling is provided with properly operating Smoke and Carbon Monoxide (Detectors) Alarms installed in accordance with the manufacturer's instructions and as required in state law. 9 VSA § 2882			
_____ Signature of Seller or legal representative	_____ Date	_____ Signature of Seller or legal representative	_____ Date

ACKNOWLEDGEMENT OF RECEIPT OF THE CERTIFICATION			
We have received a copy of this certification and agree to notify the seller by certified mail within ten days of the date of conveyance of the property that the dwelling lacks Smoke or Carbon Monoxide (Detector) Alarms or that the (Detectors) Alarms are not operable.			
_____ Signature of Buyer or legal representative	_____ Date	_____ Signature of Buyer or legal representative	_____ Date