



## ***Landlord Connections 2015 Series***

### **River Falls Fire Department**

#### **Fire Extinguishers:**

There must be a fire extinguisher readily accessible within 75' of any part of the building. There must be one on every level.

It is highly recommended that there be one located in every unit. Preferably close to the kitchen.

- Extinguishers must be inspected by a qualified individual and tagged at least once a year.
- Extinguishers require a visual internal inspection every 3 years and a hydro test every 6 years. The person performing your annual inspections will know when these are needed and should be able to perform them for you.
- Someone should check the gauge on the extinguisher monthly and initial the tag.

#### **Smoke and CO Detectors:**

Detectors over 10 years old shall be discarded and replaced with new style detectors that have a sealed battery that is good for 10 years.

Detectors with replaceable batteries should have batteries replaced at least once a year and preferably twice a year. We suggest that your lease agreement has wording to the effect that the landlord will supply batteries and the tenant is responsible for installing them and also testing them monthly. Generally the smoke alarms in individual units are not tied into a central alarm panel.

Central alarm systems need to be inspected annually by a qualified person. ***Please have them place a dated inspection tag on the panel.***

Buildings that have any type of gas fired appliances or attached garage are required to have a minimum of 1 CO detector on each level of each residential unit. *This includes your own home.*

**Grills:**

Grills are not allowed on decks and cannot be used on patios within 10' of any combustible material. (Fence, gazebo, eave overhang) We do allow electric grills provided that there is an outlet on the outside of the building to plug into. Running an electrical cord thru a patio door is not allowed.

- Fuel for grills may not be stored on decks.
- If you provide grilling areas for tenants then charcoal should be stored in an air tight noncombustible container. Container should be no larger than 5 gallons.
- If you allow smoking on decks then tenants should be required to put butts in noncombustible container with water or sand.

**Housekeeping:**

- Mechanical rooms are not store rooms.
- Flammable materials are not allowed to be stored in mechanical rooms.
- Combustible materials cannot be stored within 36" of appliances.
- Nothing can be stored within 36" in front of circuit breaker panels and panel doors should be closed at all times.

**Fire Department Lockbox:**

If changes are made to the master key system in the building, make sure that the Fire Department gets an updated master key.

**Fire Doors:**

Fire doors shall **NOT** be blocked open.

**Contact Information:**

Scott Nelson: [snelson@rfcity.org](mailto:snelson@rfcity.org) Phone: 715-426-3534

Mike Moody: [mmoody@rfcity.org](mailto:mmoody@rfcity.org) Phone 715-307-9526

Local municipal building and fire officials are the best source of information about carbon monoxide alarms in multi-unit residential buildings.

- There are separate regulations covering carbon monoxide detectors/alarms in **one- and two-family dwellings** in Wisconsin. There are also separate regulations covering **smoke detectors** in various types of buildings.
- Any carbon monoxide detector that bears an Underwriters Laboratories listing mark or similar mark from an independent product safety **certification** organization is acceptable for use in Wisconsin.
- Carbon monoxide detectors/alarms must be **installed according to the instructions** of the manufacturer of the device.
- The installation of CO detectors/alarms must be **throughout the entire building** where a portion of the building includes multi-unit residences.
- The installation of CO detector/alarms in **"adjacent units"** applies to units located on the same floor level.
- Violations of the CO regulations in SPS 362.1200 are subject to possible **penalties**. See s. 101.149 (8), Stats.

### Maintenance Requirements

The owner of a residential building must maintain carbon monoxide detectors / alarms according to the manufacturer's instructions. An occupant of a unit in a residential building may give the owner of the residential building written notice that a CO device is not functional or has been removed by a person other than the occupant. The owner of the residential building shall repair or replace the nonfunctional or missing device within five days after receipt of the notice.

### Electrical Supply

In new construction built since October 1, 2008, CO devices must be powered by the building electrical system and include a battery backup. Multiple alarms within one living unit must be interconnected. In pre-2008 buildings, detectors/alarms may just be battery-powered and interconnection is not required.

Carbon monoxide detectors/alarms can be damaged by freezing temperatures.

Carbon monoxide detector / alarm requirements for **tourist rooming houses** (commercial cabins) are found in Wisconsin's Uniform Dwelling Code, SPS 321.097.

## Carbon monoxide alarms are needed in most multi-unit residential buildings in Wisconsin

In Wisconsin, if you have fuel-burning appliances in a multi-unit residential building (3 or more units), you must have carbon monoxide detectors/alarms.

Carbon monoxide is a colorless, odorless gas produced by incompletely burning fuel containing carbon. You can't see it, smell it, or taste it; but carbon monoxide can kill.



A carbon monoxide detector/ alarm is a device that detects the presence of carbon monoxide and sounds an alarm to give people in the area a chance to safely leave the building.

What are some examples of multi-unit residential buildings subject to the requirement for detectors/alarms? They include public buildings used for sleeping or lodging, such as hotels, motels, condominiums, apartment buildings, dormitories, fraternities, sororities, convents, seminaries, jails, prisons, home shelters, and community-based residential facilities. Also included are tourist rooming houses (cabins) and bed and breakfast establishments. Hospitals and nursing homes are not included.

Industry Services  
Division, Wisconsin  
Department of Safety  
and Professional  
Services



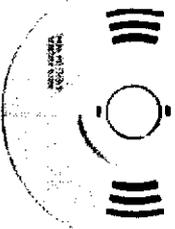
SBD-10882 (R12/14)

# Carbon monoxide gas is dangerous!

Carbon monoxide poisoning can cause brain damage and death.

- Carbon monoxide gas is the leading cause of accidental poisoning deaths in the United States.
- Carbon monoxide gas is produced by common household fuel-burning appliances. When not properly vented, poison gas from these appliances can build up in a room or building.
- Early symptoms of carbon monoxide poisoning such as headaches, nausea, and fatigue are often not connected to carbon monoxide as the deadly gas builds up undetected.

A carbon monoxide detector/ alarm is a device that will detect the presence of carbon monoxide (CO) and sounds an alarm to give people in the area a chance to safely leave the building. CO detectors/ alarms by themselves are not smoke detectors, and vice versa. However, there are combination smoke/ CO devices. CO detectors/ alarms are usually plugged into a wall electrical outlet or wired directly into a building's electrical system.



## Owners of multi-unit residential buildings which contain fuel-burning appliances shall install carbon monoxide (CO) detectors/ alarms. \*

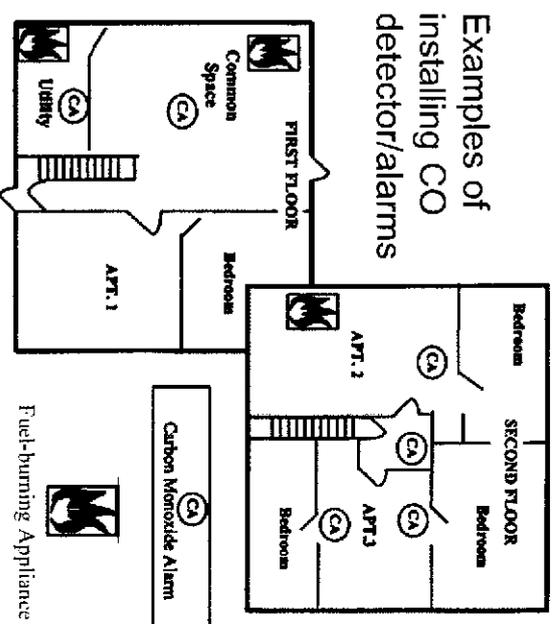
Examples of fuel-burning appliances: Stoves, ovens, grills, clothes dryers, furnaces, boilers, water heaters, heaters, and fireplaces.

**Where must the detector/alarms be placed?** 1. In the basement of the building if the basement has a fuel-burning appliance;

2. Within 15 feet of each sleeping area of a unit that has a fuel-burning appliance;
3. Within 15 feet of each sleeping area of a unit that is immediately adjacent to a unit that has a fuel-burning appliance;
4. In each room not used as a sleeping area that has a fuel-burning appliance, a CO detector/ alarm shall be installed not more than 75 feet from the fuel-burning appliance;
5. In each hallway leading from a unit that has a fuel-burning appliance, in a location that is within 75 feet from the unit. If there is no electrical outlet within this distance, the CO detector/ alarm shall be placed at the closest available electrical outlet in the hallway. The 75-foot installation limit is measured from the door of the unit along the hallway.

### Sample floor plan of where to install CO detectors/alarms

- Utility room needs CO device within 75 feet of furnace. If device instructions require a minimum separation from the furnace greater than the room allows, the device should be outside the room.
- Common space needs CO device within 75 feet of fireplace.
- Apartment 1 does **not** need a CO device because it does not have a combustion appliance and it is not adjacent to a unit with a combustion appliance.
- Apartment 2 with a gas range needs a CO device within 15 feet of the bedroom.
- Apartment 3 needs CO devices within 15 feet of **each** bedroom because it is adjacent to apartment 2, which has a combustion appliance.
- Second floor corridor needs a CO device because it serves apartments with combustion appliances.



Examples of installing CO detector/alarms

\* An exception to installation of CO detector/alarms: If the building is pre-October 2008, CO detector/alarms are not needed if there is no enclosed attached garage and all fuel-burning devices are closed-combustion (do not release combustion air to the interior of the building). Those closed-combustion devices require annual inspections.

### Why are smoke alarms necessary?

Most home fires occur between 11:00 P.M. and 6:00 A.M., when people are sleeping. Working smoke alarms detect fire in its early stages and provide your family with critical minutes necessary to reach safety. Deaths from home fires are more frequently due to smoke inhalation and toxic fumes than from burns. Early warnings save lives! Wisconsin fire deaths have been reduced by more than 42% since 1987 (when Wisconsin began requiring smoke alarms in older homes.) Unfortunately, about 30% of home fires start in rooms without working smoke alarms.

### Wisconsin law requires homes to be protected by smoke alarms or a smoke detection system.

Owners must install and maintain the smoke alarms, and tenants must inform owners of any smoke alarm problems.

All smoke alarms used in Wisconsin must be Underwriters Laboratories (UL) listed, or equivalent, and must be either of the ionization or photo-electric types. (Heat detectors, which respond slower, may only be used in addition to smoke alarms.)

Ionization alarms respond to quick burning fires such as from wood or paper. The alarm sounds when the sensor becomes blocked by smoke particles.

Photoelectric alarms respond to slow burning fire such as upholstery or bedding. The alarm sounds when smoke particles break a light beam. Photoelectric alarms are less likely to sound a false alarm.

### What kind of smoke alarm is required in your home?

It depends on when the permit to build your home was issued. Local ordinances may require additional features. In homes permitted prior to April 1, 1992, you may use self-contained battery-operated smoke alarms. For home permitted after April 1, 1992, refer to the table on the back of this brochure.

It is *recommended* that:

- All smoke alarms in your home be interconnected [if one activates they all sound together] and powered by both a building circuit and batteries to ensure they operate properly in all situations.

- Smoke alarms should be connected to a regular lighting circuit, but not on a switch, so the loss of power to the alarm is noticed because the lights are not working.

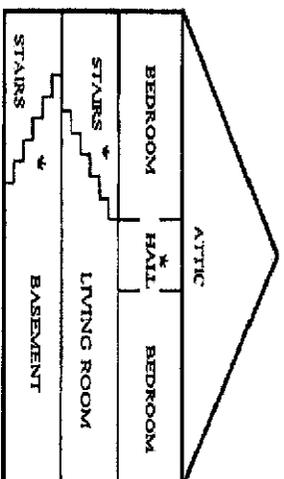
### Where must smoke alarms be installed?

For one- and 2-family dwellings built before December 1, 1994, owners must install at least one smoke alarm on each floor level of each unit, including the basement.

It is *recommended* that:

- Alarms are placed between each sleeping area and the rest of the home, and above the base of any stairs on each floor level.
- Alarms are located in the hall outside the bedroom area and inside each bedroom.
- Bedroom doors should be kept closed when sleeping for additional protection.

**FIG. 21**  
**MINIMUM SMOKE ALARM PLACEMENT**  
See table for additional requirements

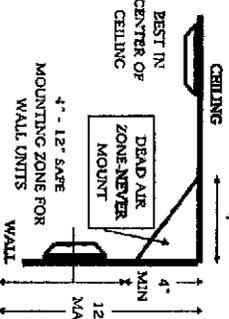


### How should smoke alarms be installed?

All smoke alarms should be installed per the Manufacturer's instructions.

- Mount on the bottom of any exposed basement ceiling joists.
- Place at least 4 inches from the wall when installing on the ceiling. The center of the room is best.
- Place between 4 to 12 inches from the ceiling when installing on a wall. Be sure it is out of the dead air space where the ceiling and wall meet.

**FIG. 11**  
**SMOKE ALARM INSTALLATION DIAGRAM**  
See manual for other recommendations



- Install within 3 feet of the highest part of a peaked or sloped ceiling.

- Place at least 3 feet away from any window, door or air register where drafts could prevent smoke from reaching the alarm.
- Mount away from kitchens where cooking could cause false alarms and subsequent disconnection.

- Do not install where there are extreme temperatures, excess humidity or heavy dust such as in bathrooms, unheated garages or attics.

It is recommended that tamper-resistant smoke alarms or smoke alarms wired to the building electrical system be installed if there is a problem with battery disconnection.

In older manufactured homes, mount smoke alarms only on interior walls and not on ceilings or exterior walls.

### What maintenance is required?

Batteries - change at least once a year or more often if the low-battery warning activates. The National Fire Protection Association recommends that you change your battery twice a year at the same time that you change your clocks.

- Never "borrow" batteries from your smoke alarm to use in any other device.
- Photoelectric bulbs - change when the trouble indicator activates.

- Test your alarms monthly by using the test button or as required by the manufacturer. If it doesn't work, replace the battery. If it still doesn't work, replace the smoke alarm.
- Remove the cover and vacuum the alarm yearly to remove any sensor blocking dust particles.

- Replace all smoke alarms every 10 years or as recommended by the manufacturer. NEM: September 1, 2011: Replacement of a smoke alarm that uses a battery as its primary power source shall be either hardwired or shall have a non-replaceable, non-removable battery that is capable of powering the alarm for at least 10 years.

- Landlords must inform tenants in writing that they are responsible for informing their landlord in writing of any smoke alarm problems, such as a dead battery. The landlord has five days to correct the problem.

It is *recommended* that tamper-resistant smoke alarms, or preferably, building current powered smoke alarms be installed if there is a problem with battery removal or disconnection.

#### Tips to keep your family safe.

- Smoke alarms are not a replacement for fire prevention. Look at your property and your family's habits for sources of fires and eliminate them. A home safety checklist can be obtained from your local fire department.

- Be sure everyone in your household is familiar with the sound of the alarm.

- Plan and practice a fire escape drill with your family which includes at least two ways out of every room. Identify an outside meeting place where everyone will gather after the escape.

- Call the fire department immediately after you are safely out of the house.

- Keep matches and lighters out of children's reach and never leave candles unattended.

- Don't overload outlets or extension cords, and replace or repair frayed electrical cords, sparking outlets or appliances.

- Clean fireplaces yearly and use metal or glass screens.

- Never smoke in bed, dispose of smoking materials in approved containers.

- Store flammable and combustible liquids away from heat sources and in their original containers.

**Remember, when the alarm sounds, get out and stay out!**

<b>Smoke and Carbon Monoxide Alarm Requirements</b>									
Date of building permit or construction	Battery-powered permitted	Building electrical system powered	Building power and battery backup	Interconnection between alarms	Alarms on every floor level	Alarms outside each sleeping area	Alarms in each bedroom		
Smoke alarms in one- and 2-family dwellings before 4-1-92	✓				✓				
Smoke alarms in Uniform Dwelling Code after 4-1-92		✓			✓				
Smoke alarms in Uniform Dwelling Code after 12-1-95		✓			✓	✓			
Smoke alarms in Uniform Dwelling Code after 4-1-01			✓		✓	✓			✓
Carbon monoxide alarms before 2-1-11	✓*				✓				
Carbon monoxide alarms after 2-1-11		✓			✓	✓			

\* Battery-powered or plug in.

# SMOKE DETECTORS SAVE LIVES

## AT HOME

A Brochure for One and Two Family  
Dwellings



Landlord Connections 2015 Series

February 19, 2015

UWRF – Housing Trends & RFFD- Fire Safety & Prevention

1. Meeting format

(Low) 1 2 3 4 5 6 7 8 9 10 (High)

2. Guest Speaker Karla Thoennes – UWRF Director of Residence Life

(Low) 1 2 3 4 5 6 7 8 9 10 (High)

3. Guest Speaker Scott Nelson – Fire Chief & Mike Moody – Assistant Fire Chief

(Low) 1 2 3 4 5 6 7 8 9 10 (High)

4. Handout's

(Low) 1 2 3 4 5 6 7 8 9 10 (High)

Comments/Suggestions:

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I have attended 1 2 3 4 events.

Best method to communicate with you: **Please Circle all that apply.** Update information below.

Mail \_\_\_\_\_ E-Mail: \_\_\_\_\_ Phone \_\_\_\_\_ Other \_\_\_\_\_

Do you use: **Please Circle all that apply.** Twitter Facebook LinkedIn

Be sure to like the **River Falls Municipal Utilities** on Facebook for current information and updates on water main breaks, power outage and other current Utility related events. The **City of River Falls** also has a Facebook page with current events and hot topics.

Topics you would like covered at future **Landlord Connections** Series:

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Other Comments: \_\_\_\_\_

*Thank you for attending, we hope you found this to be informative and beneficial to your rental business.*

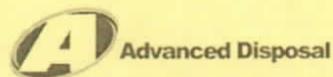
**Mark your calendar for April 16, 2015**

Zoning & Rental Housing Issues: THE GOOD, THE BAD & THE UGLY





## REMINDER



### Solid Waste Service (Garbage) to your Rental Properties Please Change Billing Information

This is a follow-up notice to a letter that was sent to you on January 13, 2014 regarding solid waste service to your rental properties.

**New Policy:** Beginning January 1, 2015, all garbage accounts need to be billed to the property owner at the property owner's address shown in County land records. This change will hopefully clear up ambiguity related to adequate trash service, late pays, no pays, and alleviate tax roll surprises.

If you have not already done so, we ask for your cooperation in changing garbage service into your name by March 10<sup>th</sup> before the 1<sup>st</sup> quarter billing from Advanced Disposal.

**To change billing information of a rental unit to match property owner information, contact Advanced Disposal toll-free at (866) 983-6542.**

If you have already complied with this request, please disregard this notice.

We sincerely believe this new policy will keep landlords in better control of the trash services of their property.

A handwritten signature in cursive script that reads "Kevin Westhuis".

Kevin Westhuis, Utility Director



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## **SAVE THE DATE: Thursday April 16, 2015**

### *Landlord Connections Series 2015*

Our topics and guest speakers are geared to benefit you and your rental business.

7:00-8:00 a.m. City Hall Training Room (buffet breakfast provided).

#### **Topics**

❖ **Zoning**

Presented by: The City of River Falls Community Development Department

❖ **Rental Housing**

Presented by: City of River Falls Code Enforcement Staff  
Joe Lenzen & Dave Hovel

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**RSVP with Rhonda Davison**

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