

Snohomish County Smoke Detector Certification Addendum

The following is part of the Purchase and Sale Agreement/Lease Agreement or Rental Agreement dated _____ ,
between _____ (“Buyer” or “Lessee”)
and Lozier at Woodside LLC (“Seller” or “Lessor”)
concerning: _____ (the “Property”).

NOTE: Snohomish County Ordinance requires the following certification to be provided by the Seller/Lessor of "Single Family Residences" or "Licensed Care" occupancies as defined by the Uniform Building Code prior to closing or entering into a rental or lease agreement for a residence. Neither Listing Agent nor Selling Licensee can warrant Seller/Lessor's certification. The Ordinance provides as follows:

Transfer of Residence. 1007.2.9.3.6

Effective January 27th, 1997, it shall be unlawful for any person to convey fee title, rent or lease any real property, which includes a residence, or transfer possession of any residence pursuant to a land sale contract unless there is a properly operating smoke detector in the residence which has been installed in accordance with this section. Prior to the closing of sale or entering into a rental or lease agreement of a residence, it shall be the duty of the owner to certify to the buyer, renter or lessee, in writing, that all smoke detectors required by this section are installed and are in proper working order.

Installation Required. 1007.2.9.3.2.

- (1) The smoke detector shall be installed in a manner and location consistent with the manufacturer's instructions. The installation shall include not less than one smoke detector adjacent to the sleeping area which is in operable condition and provides an audible warning that can be heard in all rooms, including the sleeping area(s), and not less than one smoke detector on each level of the dwelling, including the basement but excluding any crawl space or unfinished attic. Where multiple sleeping areas exist and are widely separated (i.e. on different levels or opposite ends of the residence) or where a single smoke detector will not adequately service all sleeping areas, there shall be additional smoke detectors installed adjacent to each sleeping area.
- (2) Hard-wired smoke detectors shall be installed in all residences built or manufactured after December 31, 1980. In new construction, required smoke detectors shall receive their primary power from the building wiring when such wiring is served from a commercial source and shall be equipped with a battery backup. The detector shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection. Battery-operated smoke detectors may be utilized in existing residences which were constructed prior to December 31, 1980.
- (3) No permit for alterations, repairs or additions to an existing residence shall be issued unless the owner certifies that a properly operating smoke detector has been installed in the residence in accordance with this section.

Testing and Maintenance. 1007.2.9.3.4.

Installation of smoke detection devices shall be the responsibility of the owner. Maintenance of smoke detection devices, including the replacement of batteries where required for the proper operation of the smoke detection device, shall be the responsibility of the tenant or occupant. It shall be the responsibility of the tenant or occupant to maintain the device as specified by the manufacturer and test the performance of the smoke detector(s) as recommended by the manufacturer at intervals of not less than once a month. If the detector is battery operated, new batteries shall be installed whenever the unit emits a low battery signal or at a minimum of once each year whether or not a low battery signal is present.

Removal or Tampering. 1007.2.9.3.5.

It shall be unlawful for any person to remove a properly functioning smoke detector installed in conformance with this section unless it is for the purpose of repair or replacement of the unit. It shall be unlawful for any person to remove batteries, other than for replacement, or in any other way make inoperable or interfere with the effectiveness of a smoke detector installed in conformance with this section.

SELLER/OWNER'S CERTIFICATION:

I certify that smoke detector(s) have been installed in the above referenced Property as required by section 30.53A.200 of the Snohomish County Code and that the detector(s) are in proper working order.

Seller or Lessor _____ Date _____

Seller or Lessor _____ Date _____