

SMOKE AND CARBON MONOXIDE DETECTORS

1 This Notice is given with respect to the residential lease, rental contract or tenancy with respect to the Premises at _____
2 _____
3 _____ (state address and apartment/unit/room number).

Smoke kills more people in residential fires than the flames. Smoke alarms detect the presence of smoke even before you can see it or smell it, especially when flames might not be in your line of sight.

4 **SMOKE DETECTORS:** The building owner (Landlord) shall install functional smoke detectors in the Premises and in
5 any common areas, as required by law. If the occupant of such Premises (Tenant), or any government inspector, gives
6 written notice to Landlord that a smoke detector is not functional, Landlord shall provide, within 5 days after receipt of
7 the notice, any maintenance necessary to make that smoke detector functional.

8 **Tenant Responsibilities:** Tenant shall maintain the smoke detectors in the Premises. Upon discovery that a smoke
9 detector in the Premises requires maintenance, Tenant agrees to immediately either provide any maintenance
10 necessary to make that smoke detector functional or provide Landlord with written notice regarding the required
11 maintenance.

Carbon monoxide is a gas created by incomplete burning of fuels. Carbon monoxide is colorless, odorless and tasteless, but highly toxic. It can build up over time, with unrecognized symptoms such as headaches, nausea, disorientation, or irritability eventually building to unconsciousness and fatal poisoning. Carbon monoxide alarms warn of the gas before it reaches dangerous levels. Examples of some carbon monoxide sources are garages, heaters, fireplaces, furnaces, appliances or cooking sources using coal, wood, oil, kerosene, or other fuels. Electric appliances are not carbon monoxide sources.

12 **CARBON MONOXIDE DETECTORS:** The building owner (Landlord) shall install functional carbon monoxide (CO)
13 detectors in the Premises and in any common areas, as required by law. Any CO detectors in the Premises shall be
14 maintained by Landlord if the Premises is in a building with three or more units. If the occupant of such Premises
15 (Tenant), or any government inspector, gives written notice to Landlord that a CO detector is not functional or has been
16 removed, the Landlord shall repair or replace the nonfunctional or missing CO detector within 5 days after receipt of the
17 notice.

18 **Tenant Responsibilities: Premises in One- or Two-Family Dwelling:** Tenant shall maintain the CO detectors in the
19 Premises. Upon discovery that a CO detector in the Premises requires maintenance, Tenant agrees to immediately
20 either provide any maintenance necessary to make that CO detector functional or provide Landlord with written notice
21 regarding the required maintenance.

22 **Tenant Responsibilities: Premises in a Building with Three or More Units:** Upon discovery that a CO detector in the
23 Premises is not functional or has been removed, Tenant agrees to immediately provide Landlord with written notice
24 regarding the non-functioning or missing CO detector.

25 **READING/UNDERSTANDING:** By signing and dating below, each Tenant acknowledges they have received and
26 carefully read this Notice.

27 (X) _____
28 Tenant's Signature ▲ Print Name Here ► Date ▲

29 (X) _____
30 Tenant's Signature ▲ Print Name Here ► Date ▲

31 (X) _____
32 Tenant's Signature ▲ Print Name Here ► Date ▲

33 (X) _____
34 Tenant's Signature ▲ Print Name Here ► Date ▲

35 (X) _____
36 Landlord/Agent's Signature ▲ Print Name Here ► Date ▲



EXCERPTS FROM SMOKE AND CARBON MONOXIDE DETECTOR STATUTES

37 **Smoke Detectors for Residential Buildings with Three or More Residential Units – Wis. Stat. § 101.145 Smoke detectors.**

38 **(2) APPROVAL.** A smoke detector required under this section shall be approved by Underwriters Laboratories, Inc.

39 **(3) INSTALLATION AND MAINTENANCE.** (a) The owner of a residential building shall install any smoke detector required under this section according
40 to the directions and specifications of the manufacturer of the smoke detector.

41 (b) The owner of a residential building shall maintain any such smoke detector that is located in a common area of that residential building.

42 (c) The occupant of a unit in a residential building shall maintain any smoke detector in that unit, except that if an occupant who is not an owner,
43 or a state, county, city, village or town officer, agent or employee charged under statute or municipal ordinance with powers or duties involving
44 inspection of real or personal property, gives written notice to the owner that a smoke detector in the unit is not functional the owner shall provide,
45 within 5 days after receipt of that notice, any maintenance necessary to make that smoke detector functional.

46 **(4) REQUIREMENT.** The owner of a residential building the initial construction of which is commenced before, on or after May 23, 1978, shall
47 install and maintain a functional smoke detector in the basement and at the head of any stairway on each floor level of the building and shall install
48 a functional smoke detector either in each sleeping area of each unit or elsewhere in the unit within 6 feet of each sleeping area and not in a
49 kitchen.

50 **Smoke Detectors for One – and Two – Family Dwellings – Wis. Stat. § 101.645 Smoke detectors.**

51 **(2) APPROVAL AND INSTALLATION.** A smoke detector required under this section shall be approved and installed as required under s. 101.145(2) and
52 (3)(a).

53 **(3) REQUIREMENT.** The owner of a dwelling shall install a functional smoke detector in the basement of the dwelling and on each floor level except
54 the attic or storage area of each dwelling unit. The occupant of such a dwelling unit shall maintain any smoke detector in that unit, except that if
55 any occupant who is not the owner, or any state, county, city, village or town officer, agent or employee charged under statute or municipal
56 ordinance with powers or duties involving inspection of real or personal property, gives written notice to the owner that the smoke detector is not
57 functional the owner shall provide, within 5 days after receipt of that notice, any maintenance necessary to make that smoke detector functional.

58 **Carbon Monoxide Detectors for Residential Buildings with Three or More Residential Units – Wis. Stat. § 101.149 Carbon 59 monoxide detectors.**

60 **(2) INSTALLATION REQUIREMENTS.** (a) Except as provided in par. (b), the owner of a residential building shall install a carbon monoxide detector in
61 all of the following places not later than the date specified under par. (c):

62 1. In the basement of the building if the basement has a fuel-burning appliance.

63 2. Within 15 feet of each sleeping area of a unit that has a fuel-burning appliance.

64 3. Within 15 feet of each sleeping area of a unit that is immediately adjacent to a unit that has a fuel-burning appliance.

65 4. In each room that has a fuel-burning appliance and that is not used as a sleeping area. A carbon monoxide detector shall be installed under this
66 subdivision not more than 75 feet from the fuel-burning appliance.

67 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, except that, if there is no
68 electrical outlet within this distance, the owner shall place the carbon monoxide detector at the closest available electrical outlet in the hallway.

69 (b) If a unit is not part of a multiunit building, the owner of the residential building need not install more than one carbon monoxide detector in the
70 unit.

71 **(3) MAINTENANCE REQUIREMENTS.** (a) The owner of a residential building shall reasonably maintain every carbon monoxide detector in the
72 residential building in the manner specified in the instructions for the carbon monoxide detector.

73 (b) An occupant of a unit in a residential building may give the owner of the residential building written notice that a carbon monoxide detector in
74 the residential building is not functional or has been removed by a person other than the occupant. The owner of the residential building shall
75 repair or replace the nonfunctional or missing carbon monoxide detector within 5 days after receipt of the notice.

76 **(4) TAMPERING PROHIBITED.** No person may tamper with, remove, destroy, disconnect, or remove batteries from an installed carbon monoxide
77 detector, except in the course of inspection, maintenance, or replacement of the detector.

78 **(5) EXCEPTIONS.** Subsections (2) and (3) do not apply to the owner of a residential building if the residential building does not have an attached
79 garage and any of the following applies:

80 (a) The residential building does not have any fuel-burning appliances.

81 (b) All of the fuel-burning appliances in the residential building have sealed combustion units that are covered by the manufacturer's warranty
82 against defects.

83 (c) All of the fuel-burning appliances in the residential building have sealed combustion units that are inspected as provided in the rules
84 promulgated by the department under sub. (6) (b) or in the rules promulgated by the department of health services under s. 254.74 (1) (am).

85 **Carbon Monoxide Detectors for One – and Two – Family Dwellings – Wis. Stat. § 101.647 Carbon monoxide detectors.**

86 **(2) INSTALLATION AND SAFETY CERTIFICATION.** The owner of a dwelling shall install any carbon monoxide detector required under this section
87 according to the directions and specifications of the manufacturer of the carbon monoxide detector. A carbon monoxide detector required under
88 this section shall bear an Underwriters Laboratories, Inc., listing mark and may be a device that is combined with a smoke detector.

89 **(3) REQUIREMENTS.** (a) The owner of a dwelling shall install a functional carbon monoxide detector in the basement of the dwelling and on each
90 floor level except the attic, garage, or storage area of each dwelling unit. A carbon monoxide detector wired to the dwelling's electrical wiring
91 system shall have a backup battery power supply. Except as provided under par. (b), the occupant of the dwelling unit shall maintain any carbon
92 monoxide detector in that unit. This paragraph does not apply to the owner of a dwelling that has no attached garage, no fireplace, and no
93 fuel-burning appliance.

94 (b) If any occupant who is not the owner of a dwelling, or any person authorized by state law or by city, village, town, or county ordinance or
95 resolution to exercise powers or duties involving inspection of real or personal property, gives written notice to the owner that the carbon
96 monoxide detector is not functional, the owner shall provide, within 5 days after receipt of that notice, any maintenance necessary to make that
97 carbon monoxide detector functional.