

SMOKE DETECTOR REQUIREMENTS

As participants in the Richmond Redevelopment and Housing Authority's Assisted Housing Program, you are required to abide by the Richmond Redevelopment and Housing Authority's code regarding smoke detectors in residential rental units.

It is extremely important for both the owner of the unit and the tenant family to be knowledgeable of and follow these requirements.

THE LANDLORD OR AGENT OF THE LANDLORD SHALL BE RESPONSIBLE FOR:

Providing and maintaining smoke detectors as required by code.

SINGLE FAMILY: Smoke detectors installed adjacent to each sleeping area.

TOWNHOUSE: Smoke detectors installed in the vicinity of each bedroom.

Smoke detectors on every level of the unity including basement.

APARTMENTS: Same requirements as for townhouse, except the basement, when not consisting of, nor part of an individual unit, will not be connected to alarms in individual units.

Furnishing at the beginning of each tenancy, and at least annually thereafter, written certification that all smoke detectors are present, have been inspected and are in good working order.

Notifying the tenant of their responsibilities (see below)

Service or replace smoke detectors, including replacement of batteries within five (5) days of receipt of written notice that a smoke detector is in need of repair.

Annually in writing notify the office of the Fire Marshall, 550 E Marshall St # 202; Richmond, VA 23219; (804) 646-5430 that:

- All smoke detectors are in place as required
- All smoke detectors have been inspected and are in good working order
- Tenants have been informed in writing of their duties and responsibilities in regard to smoke detectors and
- Tenants have received written certification as to the presence, inspection and working condition of smoke detectors

THE TENANT SHALL BE RESPONSIBLE FOR:

Reasonable care of smoke detectors

Interim testing of smoke detectors

Written notification to owner that a smoke detector needs repair.

ENFORCEMENT PENALTIES:

The city Fire Marshall is responsible for enforcement of smoke detector laws. Penalty for violations can be up to \$1,000 per day

ACKNOWLEDGMENT

By signing this form we acknowledge that we are aware of the Richmond Redevelopment and Housing Authority's and the City of Richmond's Code regarding smoke detector requirements in residential rental units.

Owner

Date

Tenant

Date

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