



CODE INFORMATION SHEET

Based on the 2015 edition of the Vermont Fire and Building Safety Code, NFPA 101, NFPA 1 and Other Codes and Standards

TAMPERING WITH SMOKE & CO ALARMS



Smoke and Carbon Monoxide (CO) alarms are required in all residential rental units and households that contain sleeping facilities.

In the event of a Fire or CO emergency, an alarm can save your life and those of your loved ones.

They are the single, most important means of preventing fire fatalities by providing an early warning signal – so you and your family can escape.

Maintenance of the smoke alarms may be the responsibility of the landlord or the renter, depending on the rental agreement.

Maintain the smoke alarm in accordance with the manufacturer's instructions.

False Alarm Prevention Tips

- ◆ Test all your smoke detectors monthly and install new batteries at least once a year.
- ◆ Never remove the batteries to stop a false alarm. Fan the alarm to clear the smoke
- ◆ If your alarm has a lot of false alarms, it may need to be relocated. Smoke alarms should be at least 10 feet away from cooking appliances, 3 feet from a bathroom door and 3' from ventilation systems.
- ◆ Follow manufacturer's instructions for cleaning to keep smoke alarms working well. The instructions are included in the package or can be found on the internet.
- ◆ If your alarm is "chirping" this is a low battery warning, replace the battery immediately.

Be sure smoke alarms are installed and working in all rental housing.

Contact your landlord, property manager, or fire department for help.



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Requirements of the Vermont Fire and Building Safety Codes & Vermont Law



US Fire Administration

Tampering with Fire Safety Equipment & Obligations

Vermont Fire and Building Safety Code

NFPA 1 – section 10.2.1 The **owner, operator, or occupant** shall be responsible for compliance with the Vermont Fire and Building Safety Code.

NFPA 1 – section 10.6.4 Any person who willfully makes any false, fraudulent, misleading, or unfounded report or statement or willfully misrepresents any fact with the intention of misleading any fire department personnel or who interferes with the operation of the fire department shall be in violation of the Fire and Building Safety Code.

NFPA 1 – section 10.7.1 **No persons shall render any portable or fixed fire extinguishing system or device or any fire-warning system or device inoperative or inaccessible.**

Vermont State Statutes

20 V.S.A. § 2734 - Penalties

(a) A person who violates any provision of this subchapter or any order or rule issued pursuant thereto shall be fined not more than \$10,000.00. The state's attorney of the county in which such violation occurs shall prosecute the violation and may commence a proceeding in the superior court to compel compliance with such order or rule, and such court may make orders and decrees therein by way of writ of injunction or otherwise.

(b) A person who fails to comply with a lawful order issued under authority of this subchapter in case of sudden emergency shall be fined not more than \$20,000.00. A person who fails to comply with an order requiring notice shall be fined \$200.00 for each day's neglect commencing with the effective date of such order or the date such order is finally determined if an appeal has been filed.

(c) The commissioner may, after notice and opportunity for hearing, assess an administrative penalty of not more than \$1,000.00 for each violation of this subchapter or any rule adopted under this subchapter. Penalties assessed pursuant to this subsection shall be based on the severity of the violation.

(d) Violation of any rule adopted under this subchapter shall be prima facie evidence of negligence in any civil action for damage or injury which is the result of the violation.

9 V.S.A. § 4456 - Tenant obligations; use and maintenance of dwelling unit

(a) The tenant shall not create or contribute to the noncompliance of the dwelling unit with applicable provisions of building, housing, and health regulations.

(c) The tenant shall not deliberately or negligently destroy, deface, damage, or remove any part of the premises or its fixtures, mechanical systems, or furnishings or deliberately or negligently permit any person to do so.

9 V.S.A. § 4457- Landlord obligations; habitability

(a) Warranty of habitability. In any residential rental agreement, the landlord shall be deemed to covenant and warrant to deliver over and maintain, throughout the period of the tenancy, premises that are safe, clean, and fit for human habitation and which comply with the requirements of applicable building, housing, and health regulations.