



Township of Concord

DELAWARE COUNTY

*COUNCIL: Dominic A. Pileggi, John J. Gillespie,
Elizabeth A. Salvucci, Gail M. Ryan, Thomas J. Mahoney*

January 23, 2017

To whom it may concern:

Please be advised, with the number of illnesses and deaths caused by high levels of carbon monoxide in homes and buildings, legislatures have begun adopting laws mandating the use of carbon monoxide detectors.

The General Assembly of the Commonwealth of Pennsylvania has adopted into law an act known as "Carbon Monoxide Alarm Standard Act, No. 121. This act mandates all rentals of apartments, multifamily dwellings or residential buildings be equipped with a carbon monoxide alarm/detector approved by the American National Standard, (ANSI/UL2034/UL2075) when the dwelling having a fossil fuel-burning heater or appliance, fireplace or attached garage is present and is used for rental purposes.

Concord Township now requires the attached "***Affidavit of the Presence of Working Carbon Monoxide and Smoke Alarms***" form to be completed and notarized. Please return signed affidavit to the Township office, attention Christina Mahoney, no later than March 31, 2017.

Sincerely yours,


James E. Callahan

Deputy Fire Marshal/Property Safety Officer

Encl.

AFFIDAVIT OF THE PRESENCE OF WORKING CARBON MONOXIDE AND SMOKE ALARM

Commonwealth of Pennsylvania * County of Delaware * Concord Township

Property Address _____

The undersigned, _____, being duly sworn, hereby deposes and states:

I am the owner, or authorized representative of the owner, for the above listed property, and as such I have been made aware of the following law as set forth in 68 PA. C.S. Ch. 73:

- Residential occupancies, (Single-Double Family Detached & Multifamily occupancies [Apartments, Motels, Hotels]) serviced /heated by fossil fuels and/or containing an attached garage; property must be brought up into compliance with regulations * relating to installation of carbon monoxide alarm/detector (ANSI/UL2034 or 2075 carbon monoxide detector)
- That I will ensure the presence and functionality of such a detector, prior to allowing any new tenants to occupy the above listed property.
- That any lease agreement for the above referenced property shall contain a provision indicating that the tenant is responsible for the maintenance or replacement of such a detector, or must notify the property owner/agent in writing regarding any issues with the detector beginning on the first day of their occupancy.

68 Pa.C.S. Ch. 73 Owners of homes serviced/heated by fossil fuels [Natural Gas, Propane, Oil, Wood] and/or containing an attached garage; Must provide for [and install] an operational, centrally located and approved carbon monoxide alarm in the vicinity [outside off] of the bedrooms and the fossil fuel-burning heater or fireplace, [but not closer to such appliances than the manufacturer's listed instructions].

OR

The undersigned, _____, being duly sworn, hereby deposes and states:

- I am the owner, or authorized representative of the owner, for the above listed property.
- The above is not serviced/heated by fossil fuels* and/or containing an attached garage.
- Should such an appliance or structure be added I will comply with the above stated items.
- Residential Occupancies constructed prior to 1993; a smoke detector must be located on each floor, including basement. IN ADDITION: One smoke detector within each bedroom. For homes constructed post 1993; a hardwired smoke detector must be located within each bedroom, at each floor including basement (and attic if accessible by permanent staircase). All detectors should be interconnected [hardwired] and be equipped with battery back-ups.
- The premise named above is equipped with smoke detection equipment in working order, and is installed as per noted in affidavit.

I declare to the best of my knowledge and belief, the information herein is true, correct, and complete.

(Date)

(Signature)

COMMONWEALTH OF PENNSYLVANIA

(Street Address)

COUNTY OF DELAWARE

(City, State, Zip)

On this, the _____ day of _____, 20_____, before me a notary public, the undersigned officer,

Personally appeared _____, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that he/she executed the same for the purpose therein contained.

In witness whereof, I hereunto set my hand and official seal.

(Signature of Notary Public)

(NOTARY SEAL)