



**CHAPMAN PLACE  
CONDOMINIUM TRUST**

1 CHAPMAN PLACE  
LEOMINSTER, MA 01453-6149

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TO: All Unit Owners

From: Board of Trustees

Date: May 1, 2006

Subject: Carbon Monoxide Alarms

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The Massachusetts Legislature recently passed a law requiring carbon monoxide detectors in virtually all residential structures. As relevant to us, the Regulations which have been developed require each unit owner to install an approved device on every level "designed, used and furnished for living purposes" and within ten (10) feet of each sleeping area. Unit owners are required to inspect the detectors annually and, when selling their unit, will need a carbon monoxide alarm certificate. As with a smoke detector certificate, this new certificate can also be obtained from the fire department.

To comply with the new requirements, unit owners may install any of the following types of carbon monoxide alarms in the required locations:

- Battery powered alarms with low battery signal
- AC plug-in powered alarm with battery back-up
- Low voltage or wireless alarm systems
- Stand alone hardwired detectors which some industry experts believe offer the most protection
- Combination smoke detectors and carbon monoxide alarms powered by battery or AC with battery back-up. **BUT BE ADVISED, COMBINATION DETECTORS WITHIN 20 FEET OF A BATHROOM OR KITCHEN WITH VOICE AND SOUND ARE NOT MANUFACTURED BY ANY COMPANY YET, SO COMBO DETECTORS WILL NOT LIKELY BE A POSSIBILITY TO COMPLY WITH THE LAW.**

Carbon monoxide is a highly toxic, odorless, colorless gas that is produced abundantly during early stages of carbon-based fires. **Be certain the device you use is UL Listed.** Lowest-cost solutions do not ensure low cost of ownership as these devices have varying life expectancies.

If you have any questions or concerns regarding the above, please contact the State Fire Marshall's office or the Leominster Fire Department.