



# SMOKE ALARM ADDENDUM

201

DATE: \_\_\_\_\_ RESIDENT(S) \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_ UNIT # \_\_\_\_\_

CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

**RESIDENT RESPONSIBILITIES:** Each month the appliance should be carefully vacuumed with a brush attachment to remove excess dust. If the alarm/detector contains a non-permanent battery, the units should be tested at least every six months and, if necessary, the battery must be replaced with a 10 year battery. If the smoke detector or alarm is hard-wired, it is the responsibility of the resident to maintain electrical service at all times during residency. Failure to maintain electrical service with a hard wired system may result in a 24 hour notice of termination for outrageous conduct.

**TESTING ALARM:** If the unit has a testing button, test by pushing the button on the cover. The alarm will sound if all electronic circuitry, horn, and/or battery are working. If no alarm is heard, the unit has a defective battery or other failure. REPORT IMMEDIATELY.

**HUSH FEATURE:** If the smoke detector/alarm is equipped with a hush feature, the alarm sounding may be temporarily stopped by pushing the designated button. The smoke alarm/detector will recycle and resound if necessary. If the device is located close to the bathroom, close the door when showering to prevent inappropriate set off due to steam.

**NOTIFICATION OF DEFECTIVE SMOKE ALARM/DETECTOR:** If upon testing, it is determined that the smoke detector/ alarm does not function and such malfunction is not corrected by the replacement of a battery, the resident should immediately notify the landlord in writing.

**REMOVING OR TAMPERING:** It is a violation of the law to remove or tamper with a properly functioning smoke detector or alarm, including removing working batteries or the nonpayment of electrical service which may render the smoke detector or alarm inoperable. Should the resident or anyone under the resident's control, cause the smoke detector or alarm to be inoperable, the landlord may assess a penalty of \$250.00 and/or may terminate the rental agreement.

The resident hereby acknowledges receipt of the testing instructions, notice of responsibility for the replacement of batteries, if needed, and the implementation of a \$250.00 charge for tampering with the smoke detector or smoke alarm system.

Pursuant to ORS 90.320, a working smoke detector or alarm has been installed in the above identified residence.

1.  The unit(s) is a **smoke detector** which is a self-contained single or multiple station detection device which is electrically wired together to operate in conjunction with each other and connected to a panel connected to the Fire Department and/or alarm monitoring service.
2.  The unit(s) is an ionization **smoke alarm** hard-wired system with a hush feature.
3.  The unit(s) is an ionization **smoke alarm** hard-wired system with a battery backup and a hush feature.
4.  The unit(s) is an ionization **smoke alarm** that contains a permanently installed 10 year battery with an identified hush feature. **DO NOT TAMPER OR REMOVE THE BATTERY.** Report if alarm does not operate correctly.
5.  The unit(s) is an ionization smoke alarm that contains a 10 year battery that is replaceable. **Replace with a 10 year battery.**
6.  The unit(s) is an photoelectric **smoke alarm** system that is a:
  - Hard-wired system without a battery backup.
  - Hard-wired system with a 10 year battery which is replaceable. Resident is responsible to replace with the same type battery.
  - Hard-wired system with a regular battery. Resident is responsible to replace with the same type battery.
  - Hard-wired system with a hush feature (not required).

RESIDENT(S) ACCEPTANCE: \_\_\_\_\_ DATE SIGNED \_\_\_\_\_

OWNER/AGENT: \_\_\_\_\_ PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

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LAPRAY PROPERTIES, LLC  
laprayproperties.com

McMinnville: PO Box 1726; McMinnville, OR 97128; 503.472.4647; FAX 503.434.2850  
Salem/Corvallis: PO Box 5060; Salem, OR 97304; 503.990.6287; FAX 503.967.6781



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