

To: 2500 Lakeview Residents
From: The 2500 Lakeview Board of Directors
Date: May 2004
Subject: Required Installation of Unit Smoke Detectors

It has come to the attention of the Board that not all residential units have smoke detectors installed. Smoke detectors are an established life safety device that provides early warning in the event of fire, permitting, in most cases, time to escape from your residence. A fire in any unit affects the remainder of the residents that live in this building. An unreported fire can spread to other units and to other floors, obstructing escape by other residents.

The installation of smoke detectors is not only the responsible thing to do, IT IS THE LAW. Smoke detectors are required by Illinois statute and Chicago ordinance. These laws state, for your information and compliance.

A. Any structure that contains more than one (1) dwelling unit must meet the following requirements related to the installation of smoke detectors:

An approved smoke detector in an operating condition shall be installed within fifteen (15) feet of every room used for sleeping purposes.

B. The following requirements apply for smoke detectors installed within units and in existence on July 1, 1988:

Smoke detector may be battery operated or wired into the structure's AC power line and need not be interconnected.

C. The Chicago Fire Prevention Code and the Chicago Building Code state:

Not less than one approved smoke detector shall be installed in every single family residential unit and multiple dwelling unit as defined in Chapter 3(13-56), Sections 3(13-56-020, 3(13-56-030) and 3(13-56-040

D. If you are an owner who rents or sublets, for those units you are also required to:

- Supply and install all required detectors.
- Provide one tenant per dwelling unit with written information regarding detector testing and maintenance.

- Ensure batteries within a tenant smoke detector are in operating condition at the time the tenant takes possession of the dwelling unit.

E. If you are a tenant renting or subletting a unit, you are required to:

- Test and to provide general maintenance for the detectors within your dwelling unit or rooming unit.

- Notify the owner or the authorized agent of the owner in writing of any deficiencies which you cannot correct.

- Replace any required batteries in the smoke detectors in the your dwelling unit.

- Provide access to the dwelling unit to correct any deficiencies in the smoke detector which have been reported in writing to the owner or the authorized agent of the owner.

In all cases, installation should be in accordance with the manufacturer's instructions. There are many UL listed and approved products from which to choose. Smoke detectors are for everyone's safety. If you have any questions, please contact Eileen Tardy for assistance.