

SMOKE DETECTOR POLICY
ELBA HOUSING AUTHORITY
Adopted by Resolution #: 2008-19

The goal of this policy is to insure that each apartment managed and maintained by the Elba Housing Authority has at least one operable smoke detector in each unit at all times in accordance with all applicable regulations.

Responsibilities of Elba Housing Authority

1. Elba Housing Authority will provide at least one operable smoke detector in each of its rented apartments in accordance with applicable regulations.
2. In the case of hearing impaired residents, Elba Housing Authority will provide and install a smoke detector with an alarm system designed for the hearing impaired person in each bedroom occupied by such persons. The smoke detector will be hardwired, and the hardware and smoke detector will be connected to an alarm system designed for the hearing impaired and installed in the bedroom or bedrooms occupied by the hearing impaired persons.
3. It is the responsibility of Elba Housing Authority to repair or replace an inoperable smoke detector in a rented unit within 24 hours of discovery or as reported by a resident.
4. Elba Housing Authority will inspect and test each smoke detector and batteries (if applicable) in a rented apartment unit at the time of the annual inspection. In addition, each time an Elba Housing Authority employee enters the unit for a maintenance issue, the smoke detectors and batteries will be inspected.

Responsibilities of the Resident

1. It is the responsibility of the resident to insure that the smoke detector(s) and their batteries (if applicable) that are installed in their unit is/are not altered or tampered with, and remain in good operating condition and installed at all times.
2. It is the responsibility of the resident to report to the Elba Housing Authority an inoperable smoke detector immediately after the discovery of such malfunction.
4. If Elba Housing Authority discovers that smoke detectors or it's batteries have been removed, altered or tampered with by a household, the Housing Authority may impose a charge of \$100.00, for each smoke detector or battery that was removed, altered or tampered with.
5. Elba Housing Authority may also initiate eviction action by issuing a 14-day lease termination letter against the lease holder or the household that removed, altered or tampered with a smoke detector or it's batteries creating a health and safety threat to themselves and others within the building in which they reside.

I hereby certify that I have received a copy of the Elba Housing Authority's Smoke Detector Policy and understand it's content:

Resident Signature

Date

RESIDENT SMOKE DETECTOR AGREEMENT FORM

I, _____, the Resident at _____
_____, agree that:

1. I recognize the importance of properly working smoke detectors in my unit for myself, anyone else living in the apartment and any visitors as well as those who live around me. In recognition of this, I understand that by signing this agreement, I am responsible for making sure that the smoke detectors in my apartment are in proper working order at all times.
2. I will report to the Elba Housing Authority any inoperable smoke detector(s).
3. If Elba Housing Authority discovers that a smoke detector or it's battery (if applicable), has been removed, altered or tampered with in my apartment, Elba Housing Authority may impose a charge of \$100.00 for each smoke detector or battery that was removed, altered or tampered with.
4. In the event that I, or a member of my household alters, tampers with or removes a smoke detector or its batteries, Elba Housing Authority may initiate eviction action against my household.

Resident

Date

Witness

Date