

**Smoke Detector Policy  
Florence Housing Authority  
Adopted October 23, 2007**

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

**Responsibilities of Florence Housing Authority**

1. FHA will provide at least one operable smoke detector in each floor of its rented apartments in accordance with applicable regulations.
2. In the case of hearing impaired residents, FHA 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 FHA to repair or replace an inoperable smoke detector in a rented unit within 24 hours of discovery or as reported by a resident.
4. FHA will inspect and test each smoke detector in a rented apartment unit at the time of the annual inspection. In addition, each time a FHA employee enters the unit to replace HVAC filters; the smoke detectors will be inspected.
5. FHA will show each head of household how to test a smoke detector in accordance with the manufacturer's instructions to insure that it is in good operating condition.

**Responsibilities of the resident**

1. It is the responsibility of the resident to insure that the smoke detector(s) 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. By signing the "Smoke Detector Agreement" residents agree to test each smoke detector in their apartment in accordance with manufacturer's instructions at least once a month.
3. It is the responsibility of the resident to report to FHA an inoperable smoke detector immediately after the discovery of such malfunction during testing or otherwise.
4. If FHA discovers that smoke detectors have been removed, altered or tampered with by a household, the housing authority may impose a charge of \$50.00 for each smoke detector that was removed, altered or tampered with.
5. Florence Housing Authority may also initiate eviction action by issuing a 14-day lease termination letter against the lease holder of the household that removed, altered or tampered with a smoke detector creating a health and safety threat to themselves and others within the building in which they reside.

\_\_\_\_\_  
Resident

\_\_\_\_\_  
FHA Official Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
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 was shown by Florence Housing Authority how to test the smoke detectors in my apartment in accordance with the manufacturer's instructions
3. I will test each of the smoke detectors at least once a month in accordance with manufacturer's instructions.
4. I will report to Florence Housing Authority any inoperable smoke detector(s).
5. If FHA discovers that a smoke detector has been removed, altered or tampered with in my apartment, HA may impose a charge of \$50.00 for each smoke detector that was removed, altered or tampered with.
6. This charge will be payable to FHA not earlier than 30 days from the date of the incident.
7. In the event that I or a member of my household alters, tampers with or removes a smoke detector, FHA may initiate eviction action against my household.

\_\_\_\_\_  
Resident

\_\_\_\_\_  
Date

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Date