

State Requirements Matrix

Community Property/CO Detector/Water Heater Strapping/Termite

State	Community Property	CO Detector	Water Heater Strapping Requirements	Termite (VA)
Alabama		X*		X
Alaska		X	One***	
Arizona	X			X
Arkansas			One (5 - 10 gallons)***	X
California	X	X	Double***	X
Colorado		X		
Connecticut		X		X
Delaware				X
Florida		X*		X
Georgia		X*		X
Hawaii				X
Idaho	X	X		
Illinois		X*	Double***	X
Indiana			Double***	X
Iowa				X
Kansas				X
Kentucky		X		X
Louisiana	X	X*		X
Maine		X		
Maryland		X*		X
Massachusetts		X		X
Michigan		X*		X**
Minnesota		X		
Mississippi				X
Missouri				X
Montana			One***	
Nebraska		X		X
Nevada	X		Double***	X
New Hampshire		X		
New Jersey		X		X
New Mexico	X	X		X
New York		X	See note***	



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North Carolina		X		X
North Dakota		X		
Ohio				X
Oklahoma		X*		X
Oregon		X	Double***	
Pennsylvania		X*		X
Rhode Island		X		X
South Carolina		X		X
South Dakota				
Tennessee		X*		X
Texas	X		See note***	X
Utah				X
Vermont		X		
Virginia		X		X
Washington	X	X*	Double***	
West Virginia		X		X
Wisconsin	X	X		
Wyoming		X	Double***	
*CO Detector Requirements				
<p>Alabama: Carbon monoxide (CO) detectors/alarms are required in every new dwelling constructed on or after October 1, 2012, and containing a fuel-fired appliance, or an attached garage. For buildings existing before October 1, 2012 and having either a fossil-fuel fired appliance or an attached garage, CO detectors/alarms are required where on or after 10/01/2012 alterations, repairs, or additions requiring a permit occur, or where one or more sleeping rooms are added or created.</p>				
<p>Florida: Carbon monoxide (CO) detectors/alarms are required in every new dwelling constructed on or after July 1, 2008, and containing a fuel-fired appliance, or having an attached garage. For buildings existing before July 1, 2008, and having either a fossil-fuel fired appliance or an attached garage, CO detectors/alarms are required where on or after 10/01/2012 work requiring a permit occurs.</p>				
<p>Georgia: Carbon monoxide detectors must be installed in the general vicinity of each sleeping area of all one- and two-family homes and townhomes of three stories or less that were built on or after January 1, 2009.</p>				
<p>Illinois: Every dwelling unit shall be equipped with at least 1 approved CO alarm in an operating condition within 15ft of every room used for sleeping.</p>				

State	Community Property	CO Detector	Water Heater Strapping Requirements	Termite (VA)
*CO Detector Requirements (Continued)				
<p>Louisiana: Required for all single family dwellings, two-family dwellings, and townhouses less than three stories constructed on or after 01/01/2011. Required for existing dwellings constructed before 01/01/2011 when alterations, repairs, or additions occur, or where one or more sleeping rooms are added or created in existing dwellings that have attached garages or in existing dwellings within which fuel fired appliances exist.</p>				
<p>Maryland: Carbon monoxide detectors/alarms are required for any dwelling unit that relies on a fossil fuel (e.g. wood, kerosene, gasoline, charcoal, propane, natural gas, oil) for heat, ventilation, hot water, or clothes dryer operation and is a newly-constructed dwelling with a building permit issued on or after January 1, 2008.</p>				
<p>Michigan: New constructions or anything that requires a permit on or after 3/9/2011, the home must contain CO detectors.</p>				
<p>New Jersey: Carbon monoxide detectors are required when there is a change of occupancy of a 1-2 unit dwelling that is subject to a municipal ordinance requiring the issuance of a certificate of occupancy, certificate of inspection or other documentary certification of compliance with laws and regulations relating to the safety, healthfulness and upkeep of the premises, unless there is no potential carbon monoxide hazard in the dwelling unit.</p>				
<p>Edison Township NJ: Owners of one and two-family homes must install carbon monoxide alarms when their homes are sold.</p>				
<p>North Carolina: Carbon monoxide detectors/alarms are required in the following dwellings: 1) New Construction; 2) Existing dwellings constructed on or after January 01, 2011; and 3) Existing dwellings constructed before January 01/2011 "where interior alterations, repairs, fuel-fired appliance replacements, or additions requiring a permit occurs, or where one or more sleeping rooms are added or created.</p> <p>Mecklenburg County, NC: All existing or new construction dwellings.</p>				
<p>Oklahoma: Required in all one and two-family dwellings and townhouses not more than three stories, constructed on or after 07/15/2011. Required in existing construction where alterations, repairs and/or additions requiring a permit occur, or where one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be equipped with carbon monoxide alarms located as required for new dwellings. Exceptions: (A) Work involving the exterior surfaces of dwellings, such as the replacement of roofing or siding, the addition or replacement of windows or doors, or the addition of a porch or deck are exempt from requirements of this section; (B) Installation, alteration, or repairs of electrical, plumbing or mechanical systems are exempt from the requirements of this section.</p>				
<p>Pennsylvania: Owner Occupied – Carbon Monoxide detectors are required in any new construction on or after 12/31/2009 with a fossil fuel burning appliance, a fireplace, or an attached garage, and in any construction existing before 12/31/2009 with a with a fossil fuel burning appliance, a fireplace, or an attached garage where a permitted addition began on or after 12/31/2009.</p>				
<p>Pennsylvania: Non-owner Occupied – Carbon Monoxide detectors are required in any rental property with a fossil fuel burning appliance, fireplace, or an attached garage regardless of the year built.</p>				

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*CO Detector Requirements (Continued)				
<p>Tennessee: Carbon monoxide detectors are required in all one and two-family dwellings and townhomes not more than three stories having fuel burning appliances or attached garages constructed on or after July 1, 2010, and are required in such dwellings constructed before July 1, 2010 when work requiring a permit occurs in such existing dwelling.</p>				
<p>Washington: All non-primary residence shall install CO detectors. All newly constructed buildings classified as residential occupancies will be equipped with carbon monoxide alarms, and all other buildings classified as residential occupancies will be equipped with carbon monoxide alarms by 1/1/13.</p>				
**Termite				
<p>Michigan (except for all properties in the following counties: Allegan, Barry, Berrien, Branch, Calhoun, Cass, Hillsdale, Ionia, Jackson, Kalamazoo, Kent, Lenawee, Livingston, Macomb, Mason, Monroe, Muskegon, Oakland, Oceana, Ottawa, St. Clair, St. Joseph, VanBuren, Washtenaw and Wayne.)</p>				
***Water Heater Strapping Requirements				
<p>Alaska: Strap must be placed as close to the middle of the water heater as possible measured vertically, without blocking access to the controls.</p>				
<p>Arizona: A boiler shall have masonry or structural supports of sufficient strength and rigidity to safely support the boiler and its contents without any vibration in the boiler or its connecting piping. There shall be at least 36 inches of clearance on each side of the water heater.</p>				
<p>Arkansas: Place strap as close to the middle of the water heater as possible measured vertically, without blocking access to the controls.</p>				
<p>California: Two straps are required for water heaters with a capacity of 52 gallons or less; one strap is to be placed approximately 9 inches below the top, and the lower strap is to be placed 4 inches above the controls. A water heater with a capacity of 75 gallons or more is required to have a third strap placed mid-height of water heater.</p>				
<p>Idaho: In seismic design categories C, D, E, and F, water heaters shall be anchored or strapped to resist horizontal displacement due to earthquake motion. Strapping shall be at points within the upper one-third and lower one-third of its vertical dimensions. At the lower point, a minimum distance of four (4) inches (102 mm) shall be maintained above the controls with the strapping. Idaho counties with C, D, E, or F seismic categories: Ada (C), Bear Lake (D1), Camas (C and Do), Elmore (C), Fremont (D1), Gooding (C), Jerome (C), Ketchum (D), Kootenai (C), Lemhi (B, C, D, & Do), Lincoln (D), Minidoka (C), Power (D), Teton (D1), Twin Falls (C), Washington (D, E, or F). Idaho cities with C, D, E, or F categories: Acequia (C), Ammon (D1), Blackfoot (C), Boise (C), Chubbuck (D1), Coeur d' Alene (C), Fruitland (C), Gooding (C), Hailey (D1), Hayden (C), Heyburn (C), Idaho Falls (D), McCall (D), Paul (C), Pocatello (C or D), Priest River (C), Rathdrum (C), Rexburg (C or D), Rupert (C), Sandpoint (C), Soda Springs (D), Spirit Lake (C), Sun Valley (D1), Twin Falls (C), and Weiser (C).</p>				



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***Water Heater Strapping Requirements (Continued)				
Illinois: Heat exchangers should have an air gap open to the atmosphere between two walls. Double strapping will be required if the property is located in an identified seismic zone.				
Indiana: In seismic design category C1, water heaters shall be anchored or fastened to resist horizontal displacement due to earthquake motion. In the C1 counties of Daviess, Gibson, Knox, Pike, Posey, Spencer, Sullivan, Vanderburgh, and Warrick , water heaters must be strapped at points within the upper one-third and lower one-third of its vertical dimensions. At the lower point, a distance of not less than 4 inches (102 mm) shall be maintained from the controls with the strapping.				
Montana: The water heater's insulation and strap should have a combined R-Value of 24.				
Nevada: A water heater of 30-40 gallons must be double strapped within 12 inches of the wall stud.				
New York: Water heater using solid, liquid or gas fuel should not be in a room containing air-handling machinery when such room is used as a plenum. No strapping mentioned.				
Ohio: A level working space of 30 inches deep and 30 inches wide (762mm by 762mm) should be provided in front of the control side to service an appliance. The local agency will determine if straps are required on water heaters once you apply for a permit of installation. If a water heater has already been installed and it appears to be unsafe or unstable, straps will be required.				
Oregon: Straps are required on the upper one-third and lower one-third of the water heater. Straps are NOT REQUIRED in the following counties: Baker, Crooks, Deschutes, Gilliam, Grant, Harney, Jefferson, Malheur, Marrow, Sherman, Umatilla, Union, Wallowa, Wasco, Wheeler.				
Texas: All water heaters located in a garage should be elevated 18 inches above the floor surface. All water heaters should also be installed with a pan in all locations with the pan drain running to the outside separately from the temperature and pressure line unless physically impossible. No strapping mentioned.				
Washington: If straps are being bolted to the wall you need to use several ¼ inches by 3 inches or longer lag screws with oversized washers. If straps are being secured straight to concrete/concrete walls use ¼ inches expansion bolts and screws.				
Wyoming: These requirements apply to 30-40 gallon water heaters. Contact local building department for assistance.				