

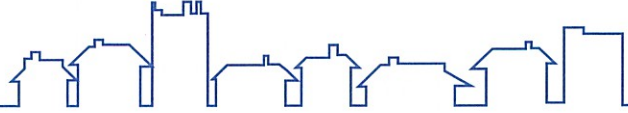


# CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION

1000 Q Street, Suite 203 • Sacramento, California 95811-6518

ph (800) 848-7342 • (916) 446-5277 • fx (916) 443-6719

WWW.CREIA.ORG



October 23, 2013

Council Member Elizabeth S. Crowley  
Committee on Housing and Building  
250 Broadway, Suite 1765  
New York, New York 10007

RE: INT 865

Dear Council Member Crowley and Esteemed Co-Sponsors

I am David Pace, Chairman of the Board of the California Real Estate Inspection Association (CREIA). CREIA strongly supports INT 865. This ordinance will require photoelectric smoke detectors in residential buildings. In January 2011, out of a conviction that Photoelectric Smoke Detectors/Alarms will save the lives of residents, fire fighters and other first responders, CREIA adopted the following position:

The California Real Estate Inspection Association's Official Position is to:  
Recommend ONLY Photoelectric Smoke Detectors/Alarms

RESOLVED, That CREIA support the mandate of only photoelectric smoke detectors in California law and in all standard development organizations' building fire and life safety codes and standards.

That CREIA support the installation of only photoelectric smoke detectors in all residential housing. And that CREIA does NOT Recommend Combination Alarms

WHEREAS, dual alarms, also known as combination alarms, contain both technologies are available, the benefit over photoelectric in the response to fires is marginal. They are more costly, and they will experience the same nuisance problem as ionization smoke alarms.

As you know, almost all U.S. homes have ionization technology smoke alarms. Decades of research clearly show that ionization alarms are ineffective in real-world fatal fires. On the other hand, many scientific studies demonstrate that photoelectric technology smoke alarms in residential will save more lives. CREIA feels Ordinance INT 865 will reduce fatalities and other serious injuries and have national implications, serving as a model for other cities to follow

CREIA was founded in 1976 and is one of the oldest and most respected home inspection organizations in the United States. CREIA is committed to working for changes in health and safety laws and building codes to require the use of photoelectric alarms around the country.

CREIA supports your efforts to require the use of photoelectric alarms. When adopted, this ordinance will significantly reduce the number of fire deaths in New York City. CREIA applauds the courage of you and the Co-Sponsors in championing this ordinance.

Respectfully,

A handwritten signature in dark ink, appearing to read 'David R. Pace', written over a horizontal line.

David R. Pace

CREIA Chairman of the Board, 2013-2014