

November 2008

Since 1995



MUSCATINE LANDLORD ASSOCIATION, INC.

# Newsletter

## From the Prez....

Now that the leaves have fallen and the weather has changed, I look forward to the coming holidays.

Our next meeting will be Monday Nov. 17, at the Walnut Room of First National Bank, on the corner of Walnut St. and Second St. Please use the 2<sup>nd</sup> St. entrance. Members' meeting starts at 7 PM.

This month Phelps Cleaning and Sherwin Williams will be our guest speakers. I know everybody has times when they wished they knew how to get a particular stain out of carpet, or how to clean a particular paint. I also know sometimes it's hard to determine what kind of paint, or new flooring, to use for a particular project. Our guest speakers will not only be able to explain their services and rates, but also answer your questions

about maintaining or repairing damaged floor and wall coverings. This can save you money down the road. Questions are encouraged. Refreshments will be provided. Don't forget we have door prizes.

I hope to see all of you on Monday, Nov. 17th.

Please feel free to email any questions you may have regarding the Muscatine Landlord Assoc. or investment property ownership/management in general. Our email is:

Our email is [muscatinelandlords@yahoo.com](mailto:muscatinelandlords@yahoo.com)

Our website is: [muscatinelandlords.org](http://muscatinelandlords.org)

Thanks for your continued support,

Jeremy Fowler, Pres. MLA

## New Residential Smoke Detector Installation Requirements

Effective April 1, 2009 (effective date delayed from October 1, 2008) the State Fire Marshal will require all new residential construction to be equipped with dual sensor smoke detectors.

Q) Where can I obtain a copy of Iowa's smoke detector requirements?

A) Code law granting authority to the State Fire Marshal to establish rules on smoke detectors are located under Chapter 100.18 of the Iowa Code and can be viewed at: <http://coolice.legis.state.ia.us/Cool-ICE/default.asp?category=billinfo&service=IowaCode&ga=82> When this address pops up, insert 100.18 in the box and click submit.

The new Administrative Rules regarding dual sensor detectors are located under 661-210 of the Iowa Administrative Code and can be viewed at: [http://search.legis.state.ia.us/NXT/gateway.dll/IowaState/iac\\_6/a661/iac\\_a661\\_c210v3.pdf](http://search.legis.state.ia.us/NXT/gateway.dll/IowaState/iac_6/a661/iac_a661_c210v3.pdf)

Q) What is a dual sensor detector?

A) A dual sensor detector is a detector that has both a photoelectric sensor that protects best against slow, smoldering fires and an ionization sensor that protects best against

fast, flaming fires.

Q) So how are these detectors different from what I have in my home now?

A) Most detectors in homes currently use 'ionization' technology to detect the smoke. Ionization detectors are best at the early detection of rapidly spreading, flaming fires. Some homes may have detectors that use 'photoelectric' technology to detect the smoke. Photoelectric detectors are best at the early detection of slow burning, smoldering fires. Dual sensor smoke detectors combine both technologies into one detector.

Q) What if my detectors don't need to be replaced right now?

A) If the ionization or photoelectric smoke detectors in your home currently meet all the manufacturer's recommendations, you are not required to immediately replace them with dual sensor detectors. However, when you have a detector that needs to be replaced, it must be replaced with a dual sensor detector.

Q) For purposes of this new rule, what is a "residential property"?

A) Residential properties include the following:

- Homes
- Dormitories - A residential building or portion of a building at an educational institution which houses students in rooms not individu-

(Continued from page 1)

ally equipped with cooking facilities.

Multi-unit Residential Buildings - A residential building, an apartment house, or a portion of a building or an apartment house with two or more units, hotel, motel, dormitory, or a rooming house.

Q) Will I notice anything different with the dual sensor detectors?

A) Not really. The appearance, mounting instructions, maintenance, and testing procedures mimic the detectors you currently have in your home. It is important that you read and follow the manufacturer's recommendations that come with the dual sensor detector.

Q) What is AC Power?

A) AC stands for Alternating Current and is the power provided in your homes that is used to operate your utilities to include such things as your electric stove, TV, refrigerator, air conditioner, and your lights.

Q) What is DC Power?

A) DC stands for Direct Current; power that most commonly comes from a battery, such as your car, or your portable

electronic equipment.

Q) What does "powered by both AC and DC" mean?

A) This means that the device is powered by both your house current and a back-up battery (most cases a 9 volt battery).

Q) What does "Interconnect" mean?

A) It means that the detectors are either electronically or hard wired together so if one detector sounds, all detectors interconnected together will sound.

Q) What does the code mean when it says detectors "Other than dual sensor detectors may be installed"? And when can they be installed?

A) If the conditions of the smoke detector requirements are met with dual sensor detectors, additional detectors may be added, such as a combination smoke/CO detector, or a smoke detector that has a strobe light for the hearing impaired. But remember, dual sensor detectors first!

Please do your part to help reduce the number of fire injuries and death. Properly installed and maintained smoke alarms are the key to ensuring early notification in the event of a fire. This is critical to improving the chance of surviving in a fire!

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## MLA Website Has a New Look

The website has been reconstructed and has a new look with some extra features.

Something new added is the Muscatine housing code. Click on the link and it will bring up a searchable document containing the entire building code. If you want info about smoke detectors you can type smoke or detector in the search field and it will lead you to every place in the code where the search word

comes up.

The Iowa code relating to landlord/tenant law is also on the web site and is also searchable by word. For instance you can search on the word rent and scroll through the site until you come to the section that tells you what you can do when rent is unpaid or late.

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## Crime-Free Multi Housing Program—Nov. 24, 2008

### Landlord/Property Manager Training Open to All

7:30 A.M. – 4:00 P.M. Class Registration: (7:30 to 8:00 a.m.)  
Genesis Heart Institute-Adler Room. 1236 E Rusholme St  
COST: \$25.00\*/PERSON

The Crime Free Multi-Housing Program is designed to create a partnership between the police department and rental property owners/ managers. It helps residents and managers control and prevent illegal activity in a multi-housing environment, thus improving the quality of life.

Who should attend? Landlords, property managers, and law enforcement personnel from cities or counties planning to participate in the Crime Free Multi-Housing Program. For more information please contact the **Davenport Police Crime Prevention Unit at (563) 328-6729.**

**Crime Free Multi-Housing Training, November 24, 2008**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone number: \_\_\_\_\_

E-Mail: \_\_\_\_\_

*Remit to: Davenport Police Dept., Attn. Cpl. Mark Berger  
416 N. Harrison St.  
Davenport, IA 52801*

*Include a check payable to Davenport Police Department. Must be received no later than Nov. 20, 2008.*

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**To Sherwin Williams for supplying door prizes for this month's meeting!**

**www.muscatinelandlords.org**

*To participate for the purpose of mutual benefit in an interchange of information and education.*

**2008 Board of Directors And Officers**

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Bernie Bartholow, Vice President  
Shirley Fickel, Treasurer  
Mike Allenbaugh, Membership  
Diana Wilson, State Rep/Newsletter  
Terry Mealy



**Upcoming Program  
Schedule**

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Nov. 17	Painting & Carpet Care
Dec. 15	Christmas Party—China Garden
Jan. 19	Electrician & Plumber
Feb. 16	Extension Office—Pests, Weeds, Odors, Stains
Mar. 16	Judge
Apr. 20	Landscaping
May 18	Muscatine Fire Dept.

ADDRESS SERVICE REQUESTED

E-mail: muscatineandlords@yahoo.com  
Phone: 563-262-3007

Muscatine, IA 52761  
P.O. Box 1632

**MUSCATINE LANDLORD  
ASSOCIATION, INC.**