



BAY AREA
AIR QUALITY
MANAGEMENT
DISTRICT

Compliance Advisory

March 15, 2016 (Updated 1/8/2021)

Regulation 6, Rule 3: Wood-Burning Devices

Guidance for Residential Fireplace Disclosures

Attention: Anyone Selling, Renting or Leasing Property

Regulation 6, Rule 3, Section 304 requires anyone who is selling, renting or leasing property in the nine-counties of the Bay Area that has a wood-burning device to disclose health hazards of PM_{2.5}. On November 20, 2019, the Bay Area Air Quality Management District (Air District) adopted amendments to Regulation 6, Rule 3: Wood-Burning Devices to further reduce fine particulate emissions (PM_{2.5}) by extending a burn ban year-round when a Spare the Air Alert is in effect. These health protective measures address high levels of fine particulate pollution that occur during wildfires.

To comply with the requirements of the rule, the Air District updated the enclosed "Residential Fireplace Disclosure." Disclosures must be signed and dated by the buyer or renter upon receipt. Additional information on the health hazards of burning wood may be considered if approval is obtained from the Air District.

For a copy of Regulation 6, Rule 3 please visit:

<https://www.baaqmd.gov/rules-and-compliance/current-rules>

For questions regarding this compliance advisory, please contact the Air District at:

compliance@baaqmd.gov or 415-749-4999.

Enclosure

RESIDENTIAL FIREPLACE DISCLOSURE

Residential wood burning is the leading source of wintertime air pollution in the Bay Area and studies have confirmed there are significant health impacts from exposure to fine particulate matter found in wood smoke. The Bay Area Air Quality Management District (“BAAQMD”) established the Wood Burning Devices (Wood Smoke Rule), Regulation 6, Rule 3 to reduce wood smoke pollution and protect public health. The Wood Smoke Rule requires anyone selling, renting or leasing a property in the Bay Area to disclose the potential health impacts from air pollution caused from burning wood. Fine particulate matter, also known as PM2.5, can travel deep into the respiratory system, bypass the lungs and enter the blood stream. Exposure may cause short term and long term health effects, including eye, nose and throat irritation, reduced lung function, asthma, heart attacks, chronic bronchitis, cancer and premature deaths. Exposure to fine particulates can worsen existing respiratory conditions. High PM2.5 levels are associated with increased respiratory and cardiovascular hospital admissions, emergency department visits, and even deaths. Children, the elderly and those with pre-existing respiratory or heart conditions are most at risk from negative health effects of PM2.5 exposure.

The Buyer should consult with a licensed professional to inspect, properly maintain, and operate a wood burning stove or fireplace insert according to manufacturer’s specifications to help reduce wood smoke pollution. The Air District encourages the use of cleaner and more efficient, non-wood burning heating options such as gas-fueled or electric fireplace inserts to help reduce emissions and exposure to fine particulates.

When the BAAQMD issues a Spare the Air - Mandatory Burn Ban, it is illegal to burn wood, manufactured fire logs, pellets or any solid fuels in fireplaces, wood stoves or outdoor fire pits. To check when a Spare the Air is issued and it is illegal to burn wood, please call 1-877-4NO-BURN or visit www.baaqmd.gov or www.sparetheair.org.