



BAY AREA
AIR QUALITY
MANAGEMENT
DISTRICT

Compliance Advisory

October 1, 2024

Regulation 6, Rule 3: Wood-Burning Devices (e.g., fireplaces and woodstoves)

Guidance for Residential Wood Burning Disclosure

Attention: Anyone Selling, Renting or Leasing Real Property

On October 21, 2015, the Bay Area Air Quality Management District (Air District) adopted amendments to Regulation 6, Rule 3: Wood-Burning Devices (e.g., fireplaces and woodstoves) to further reduce fine particulate emissions (PM_{2.5}) from residential wood burning. Effective June 1, 2016, 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}. A wood-burning device is defined as any wood heater, fireplace, or any indoor permanently installed device used to burn any solid fuel for space-heating or aesthetic purposes.

To comply with the requirements of the rule, the Air District prepared the enclosed “Residential Wood Burning Disclosure.” Disclosures must be signed and dated by the buyer or renter upon receipt. The Air District updated the Residential Wood Burning Disclosure on October 1, 2024. All transactions after January 1, 2025 shall use the enclosed updated Disclosure.

For a copy of the enclosed Disclosure, please visit:

<https://www.baaqmd.gov/en/rules-and-compliance/wood-smoke>

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

<https://www.baaqmd.gov/en/rules-and-compliance/rules/reg-6-rule-3-woodburning-devices>

For questions regarding this compliance advisory, please contact the Air District at woodsmokerule@baaqmd.gov or (415) 749-4989.

Enclosure

RESIDENTIAL WOOD BURNING DISCLOSURE

Did you know?
Most
fireplaces are
not good
heaters!

Smoke is smoke.

Smoke pollution is not only caused by wildfires – you expose yourself to harmful particulate matter when you burn wood inside your home. Much like cigarette smoke, woodsmoke contains hundreds of air pollutants that can cause cancer and other health problems. One of these pollutants that is of most concern is fine particulate matter (PM_{2.5}).

PM_{2.5} can affect our health:

- Nonfatal heart attacks and irregular heartbeat
- Aggravated asthma
- Decreased lung function
- Increased respiratory symptoms
- Cancer and premature death
- Children, the elderly, and those with pre-existing respiratory or heart conditions are most at risk of negative health effects from PM_{2.5} exposure

Many other harmful substances in woodsmoke, such as toxic organic chemicals, can be carried into the lungs by fine particles and contribute to health problems in the respiratory tract. Examples of harmful organic chemicals in woodsmoke that are carcinogens include: benzene, formaldehyde, acetaldehyde, acrolein, and polycyclic aromatic hydrocarbons (PAHs).

Spare the Air

During winter months, or during wildfire events throughout the year, particulate matter pollution can reach unhealthy levels in the Bay Area. On these days when particulate matter levels are forecast to be unhealthy, the Air District issues a Spare the Air Alert, making wood burning **illegal** throughout the Bay Area. On these days, residents are advised to limit their time outdoors, especially those sensitive to unhealthy air such as children and seniors or those with respiratory conditions.

To check when a Spare the Air Alert is issued, when it is illegal to burn wood and/or to file a wood smoke complaint, please call 1-877-4NO-BURN or visit www.baaqmd.gov. Spare the Air Alert notifications are also shared via Air District email, text, the Spare the Air app, phone notifications and on the Air District's social media sites (Facebook, X, Instagram, and NextDoor).

Cleaner ways to heat your home:

1 REPLACE

The Air District encourages the use of **cleaner and more efficient**, non-wood-burning heating options such as electric heat pumps or electric fireplace inserts.

Consider **incentives or rebate programs** that support home electrification. For more information and resources on available incentive programs in your area, visit switchison.org.

2 If a woodstove is your only heating option, **BURN WISE** and consider replacement.

Burn dry, seasoned wood (**20% moisture or less by weight**) for a hotter fire and less smoke. Consider testing your wood with a moisture meter to ensure 20% moisture or less).

Periodic **inspection** and consultation with a licensed professional are essential to ensuring continued safe and cleaner-burning operation of your woodstove.