

**CITY OF BALTIMORE
COUNCIL BILL 08-0019
(First Reader)**

Introduced by: Councilmembers Kraft, Reisinger, Clarke, Branch, Welch, Middleton, Conaway,
Spector, Young, Holton, President Rawlings-Blake

Introduced and read first time: January 28, 2008

Assigned to: Public Safety and Health Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Health Department, Fire Department,
Department of Housing and Community Development

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Building Code – Dwellings – Carbon Monoxide Alarms**

3 FOR the purpose of requiring the installation and maintenance of carbon monoxide alarms in
4 dwellings, hotels, motels, boarding or rooming houses, or other structures that provide living
5 or sleeping facilities; defining certain terms; adopting certain standards; prohibiting certain
6 conduct; and generally relating to protection from carbon monoxide poisoning.

7 BY adding

8 Article - Building, Fire, and Related Codes

9 Section(s) 2-103 (IBC § 1211), 7-102 (PMC § 704.5), and 8-102 (FC § 907.11)

10 Baltimore City Revised Code

11 (Edition 2000)

12 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
13 Laws of Baltimore City read as follows:

14 **Baltimore City Revised Code**

15 **Article – Building, Fire, and Related Codes**

16 **Part II. International Building Code**

17 **§ 2-103. City modifications.**

18 The additions, deletions, amendments, and other modifications adopted by the City are as
19 follows:

20 **Chapter 12**

21 **Interior Environment**

22 **SECTION 1211 CARBON MONOXIDE ALARMS.**

23 **1211.1 DEFINITIONS.** IN THIS § 1211 , THE FOLLOWING TERMS HAVE THE MEANING
24 INDICATED.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

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1 **1211.1.1 CARBON MONOXIDE ALARM.** “CARBON MONOXIDE ALARM” MEANS A DEVICE
2 THAT:

- 3 1. SENSES CARBON MONOXIDE,
- 4 2. WHEN SENSING CARBON MONOXIDE, EMITS A DISTINCT AND AUDIBLE SOUND, AND
- 5 3. IS CERTIFIED BY A NATIONALLY RECOGNIZED TESTING LABORATORY THAT HAS
6 BEEN APPROVED BY:

- 7 A. THE OFFICE OF THE STATE FIRE MARSHAL, OR
- 8 B. FOR DWELLINGS SUBJECT TO THIS SECTION BUT NOT TO STATE PUBLIC
9 SAFETY ARTICLE TITLE 12 {“BUILDING AND MATERIAL CODES”},
10 SUBTITLE 11 {“CARBON MONOXIDE ALARMS”}, EITHER:
 - 11 I. THE OFFICE OF THE STATE FIRE MARSHALL, OR
 - 12 II. THE CITY FIRE CODE OFFICIAL.

13 **1211.1.2 DWELLING.** “DWELLING” INCLUDES A HOTEL, MOTEL, BOARDING HOUSE,
14 ROOMING HOUSE, OR OTHER BUILDING OR PART OF A BUILDING THAT PROVIDES LIVING OR
15 SLEEPING FACILITIES FOR 1 OR MORE INDIVIDUALS.

16 **1211.2 SCOPE.** THIS § 1211 APPLIES TO ANY DWELLING, WHETHER NEWLY CONSTRUCTED OR
17 ALREADY EXISTING, THAT:

- 18 1. USES GAS- OR FOSSIL-FUEL FOR HEATING, COOKING, HOT WATER, OR CLOTHES-DRYING
19 OPERATIONS,
- 20 2. IS ATTACHED TO A GARAGE, OR
- 21 3. HAS A GAS- OR WOOD-BURNING FIREPLACE.

22 **1211.3 INSTALLATION AND MAINTENANCE REQUIRED.** IN EVERY DWELLING SUBJECT TO
23 THIS SECTION, THE OWNER OF THE DWELLING MUST:

- 24 1. INSTALL 1 OR MORE CARBON MONOXIDE ALARMS, AND
- 25 2. INSPECT AND MAINTAIN THESE ALARMS ACCORDING TO THEIR MANUFACTURERS’
26 GUIDELINES.

27 **1211.3.1 LOCATIONS REQUIRED – GENERALLY.** EXCEPT AS PROVIDED IN § 1211.3.2, A
28 CARBON MONOXIDE ALARM MUST BE INSTALLED IN A CENTRAL LOCATION OUTSIDE OF
29 EACH SLEEPING AREA IN THE DWELLING.

30 **1211.3.2 LOCATIONS REQUIRED – CENTRALIZED ALARM SYSTEM.** IF A DWELLING HAS
31 A CENTRALIZED ALARM SYSTEM THAT IS CAPABLE OF EMITTING A DISTINCT AND AUDIBLE
32 SOUND TO WARN ALL OCCUPANTS, THE OWNER OF THE DWELLING NEED ONLY INSTALL A

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1 CARBON MONOXIDE ALARM WITHIN 25 FEET OF ANY CARBON MONOXIDE-PRODUCING
2 FIXTURE AND EQUIPMENT.

3 **1211.3.4 METHOD OF INSTALLATION.** INSTALLATION OF AN ALARM MUST BE BY
4 ATTACHMENT TO THE WALL OR CEILING IN ACCORDANCE WITH:

- 5 1. NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 720, STANDARD FOR THE
6 INSTALLATION OF HOUSEHOLD CARBON MONOXIDE (CO)WARNING EQUIPMENT
7 IN DWELLING UNITS; AND
- 8 2. THE MANUFACTURER’S RECOMMENDATIONS.

9 **1211.4 POWER SOURCE.**

10 **1211.4.1 DWELLINGS SUBJECT TO STATE LAW.** FOR A NEWLY CONSTRUCTED DWELLING
11 TO WHICH STATE PUBLIC SAFETY ARTICLE TITLE 12 {“BUILDING AND MATERIAL
12 CODES”}, SUBTITLE 11 {“CARBON MONOXIDE ALARMS”} APPLIES, THE CARBON
13 MONOXIDE ALARM MUST BE WIRED INTO AN ALTERNATING CURRENT (AC) POWERLINE
14 WITH BATTERY BACKUP.

15 **1211.4.2 OTHER DWELLINGS.** FOR AN EXISTING OR NEWLY CONSTRUCTED DWELLING TO
16 WHICH STATE PUBLIC SAFETY ARTICLE TITLE 12, SUBTITLE 11, DOES NOT APPLY, THE
17 ALARM MUST BE:

- 18 1. HARDWIRED INTO AN ALTERNATING CURRENT (AC) POWERLINE, WITH BATTERY
19 BACKUP,
- 20 2. PLUGGED INTO AN ELECTRICAL OUTLET NOT CONTROLLED BY A SWITCH, WITH
21 BATTERY BACKUP, OR
- 22 3. BATTERY-POWERED.

23 **1211.5 LIGHT SIGNAL FOR HEARING IMPAIRED.** THE OWNER OF A RENTAL UNIT MUST
24 PROVIDE A CARBON MONOXIDE ALARM THAT IS DESIGNED (AND HAS BEEN TESTED AND
25 CERTIFIED BY AN APPROVED TESTING LABORATORY) TO ALERT PERSONS WITH HEARING
26 IMPAIRMENTS, IF THE TENANCY IS OCCUPIED BY A PERSON WHO IS HEARING IMPAIRED AND
27 THE TENANT HAS ASKED FOR THE ALARM IN WRITING BY CERTIFIED OR REGISTERED MAIL.

28 **1211.6 COMBINED CO AND SMOKE ALARMS.** A CARBON MONOXIDE ALARM MAY BE
29 COMBINED WITH A SMOKE ALARM IF THE COMBINED DEVICE COMPLIES WITH:

- 30 1. ALL STATE AND LOCAL LAWS GOVERNING THESE DEVICES, AND
- 31 2. UNDERWRITERS LABORATORIES (UL) STANDARDS 217 AND 2034.

32 **1211.7 TAMPERING, ETC., PROHIBITED.** EXCEPT AS NEEDED FOR REPAIR OR ROUTINE
33 MAINTENANCE, NO PERSON MAY:

- 34 1. REMOVE OR DISCONNECT A REQUIRED CARBON MONOXIDE ALARM,

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- 1 2. REMOVE BATTERIES FROM A REQUIRED CARBON MONOXIDE ALARM, OR
- 2 3. IN ANY WAY, RENDER A REQUIRED CARBON MONOXIDE ALARM INOPERABLE.

Part VII. International Property Maintenance Code

§ 7-102. City modifications.

5 The additions, deletions, amendments, and other modifications adopted by the City are
6 as follows:

**Chapter 7
Fire Safety Requirements**

Section 704 [Fire] Protection AND DETECTION Systems

10 **704.5 CARBON MONOXIDE ALARMS.** CARBON MONOXIDE ALARMS MUST BE INSTALLED AND
11 MAINTAINED IN ACCORDANCE WITH BUILDING CODE § 1211.

Part VIII. International Fire Code

§ 8-102. City modifications.

14 The additions, deletions, amendments, and other modifications adopted by the City are
15 as follows:

**Chapter 9
Fire Protection Systems**

Section 907 [Fire] Alarm and Detection Systems

19 **907.11 CARBON MONOXIDE ALARMS.** CARBON MONOXIDE ALARMS MUST BE INSTALLED
20 AND MAINTAINED IN ACCORDANCE WITH BUILDING CODE § 1211.

21 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the catchlines contained in this Ordinance
22 are not law and may not be considered to have been enacted as a part of this or any prior
23 Ordinance.

24 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the first
25 day of the calendar month immediately following the 6th-month anniversary of its enactment.