

**CITY OF BALTIMORE**  
**ORDINANCE \_\_\_\_\_**  
**Council Bill 08-0019**

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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

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Committee Report: Favorable with amendments  
Council action: Adopted  
Read second time: July 21, 2008

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**AN ORDINANCE CONCERNING**

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

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

BY adding

Article - Building, Fire, and Related Codes  
Section(s) 2-103 (IBC § 1211), 7-102 (PMC § 704.5), and 8-102 (FC § 907.11)  
Baltimore City Revised Code  
(Edition 2000)

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

**Baltimore City Revised Code**

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

**Part II. International Building Code**

**§ 2-103. City modifications.**

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

**Chapter 12**  
**Interior Environment**

**EXPLANATION:** CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.  
Underlining indicates matter added to the bill by amendment.  
~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from existing law by amendment.

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**SECTION 1211 CARBON MONOXIDE ALARMS.**

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

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

1. SENSES CARBON MONOXIDE,
2. WHEN SENSING CARBON MONOXIDE, EMITS A DISTINCT AND AUDIBLE SOUND, AND
3. IS CERTIFIED BY A NATIONALLY RECOGNIZED TESTING LABORATORY THAT HAS BEEN APPROVED BY:
  - A. THE OFFICE OF THE STATE FIRE MARSHAL, OR
  - B. FOR DWELLINGS SUBJECT TO THIS SECTION BUT NOT TO STATE PUBLIC SAFETY ARTICLE TITLE 12 {“BUILDING AND MATERIAL CODES”}, SUBTITLE 11 {“CARBON MONOXIDE ALARMS”}, EITHER:
    - I. THE OFFICE OF THE STATE FIRE MARSHALL, OR
    - II. THE CITY FIRE CODE OFFICIAL.

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

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

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

**1211.3 INSTALLATION AND MAINTENANCE REQUIRED.**

**1211.3.1 OWNERS’ RESPONSIBILITIES.** IN EVERY DWELLING SUBJECT TO THIS SECTION, THE OWNER OF THE DWELLING MUST:

1. SUPPLY AND INSTALL 1 OR MORE CARBON MONOXIDE ALARMS, ~~AND~~
2. ~~INSPECT~~ EXCEPT FOR ALARMS IN A TENANT-OCCUPIED DWELLING UNIT, TEST AND MAINTAIN THESE ALARMS ACCORDING TO THEIR MANUFACTURERS’ GUIDELINES ~~2~~ AND

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1           3. FOR ALARMS IN A TENANT-OCCUPIED DWELLING UNIT, PROVIDE WRITTEN  
2           INFORMATION ON ALARM TESTING AND MAINTENANCE TO AT LEAST 1 ADULT  
3           OCCUPANT OF THAT UNIT.

4           **1211.3.2 OCCUPANTS’ RESPONSIBILITIES.** FOR CARBON MONOXIDE ALARMS LOCATED  
5           IN A TENANT-OCCUPIED DWELLING UNIT, THE TENANT MUST:

- 6           1. TEST AND MAINTAIN THE ALARMS ACCORDING TO THEIR MANUFACTURERS’  
7           GUIDELINES, AND
- 8           2. REPLACE BATTERIES AS NEEDED.

9           ~~**1211.3.1 LOCATIONS REQUIRED – GENERALLY.** EXCEPT AS PROVIDED IN § 1211.3.2, A~~  
10           ~~**1211.3.3 REQUIRED LOCATIONS.** A CARBON MONOXIDE ALARM MUST BE INSTALLED IN~~  
11           ~~A CENTRAL LOCATION OUTSIDE OF EACH SLEEPING AREA IN THE DWELLING.~~

12           ~~**1211.3.2 LOCATIONS REQUIRED – CENTRALIZED ALARM SYSTEM.** IF A DWELLING HAS~~  
13           ~~A CENTRALIZED ALARM SYSTEM THAT IS CAPABLE OF EMITTING A DISTINCT AND AUDIBLE~~  
14           ~~SOUND TO WARN ALL OCCUPANTS, THE OWNER OF THE DWELLING NEED ONLY INSTALL A~~  
15           ~~CARBON MONOXIDE ALARM WITHIN 25 FEET OF ANY CARBON MONOXIDE PRODUCING~~  
16           ~~FIXTURE AND EQUIPMENT.~~

17           **1211.3.4 METHOD OF INSTALLATION.** INSTALLATION OF AN ALARM MUST BE BY  
18           ATTACHMENT TO THE WALL ~~OR CEILING~~ IN ACCORDANCE WITH:

- 19           1. NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 720, STANDARD FOR THE  
20           INSTALLATION OF HOUSEHOLD CARBON MONOXIDE (CO)WARNING EQUIPMENT  
21           IN DWELLING UNITS; ~~AND OR~~
- 22           2. THE MANUFACTURER’S RECOMMENDATIONS.

23           **1211.4 POWER SOURCE.**

24           **1211.4.1 DWELLINGS SUBJECT TO STATE LAW.** FOR A NEWLY CONSTRUCTED DWELLING  
25           TO WHICH STATE PUBLIC SAFETY ARTICLE TITLE 12 {“BUILDING AND MATERIAL  
26           CODES”}, SUBTITLE 11 {“CARBON MONOXIDE ALARMS”} APPLIES, THE CARBON  
27           MONOXIDE ALARM MUST BE WIRED INTO AN ALTERNATING CURRENT (AC) POWERLINE  
28           WITH BATTERY BACKUP.

29           **1211.4.2 OTHER DWELLINGS.** FOR AN EXISTING OR NEWLY CONSTRUCTED DWELLING TO  
30           WHICH STATE PUBLIC SAFETY ARTICLE TITLE 12, SUBTITLE 11, DOES NOT APPLY, THE  
31           ALARM MUST BE:

- 32           1. HARDWIRED INTO AN ALTERNATING CURRENT (AC) POWERLINE, WITH BATTERY  
33           BACKUP,
- 34           2. PLUGGED INTO AN ELECTRICAL OUTLET NOT CONTROLLED BY A SWITCH, WITH  
35           BATTERY BACKUP, OR
- 36           3. BATTERY-POWERED.

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1 **1211.5 LIGHT SIGNAL FOR HEARING IMPAIRED.** THE OWNER OF A RENTAL UNIT MUST  
2 PROVIDE A CARBON MONOXIDE ALARM THAT IS DESIGNED (AND HAS BEEN TESTED AND  
3 CERTIFIED BY AN APPROVED TESTING LABORATORY) TO ALERT PERSONS WITH HEARING  
4 IMPAIRMENTS, IF THE TENANCY IS OCCUPIED BY A PERSON WHO IS HEARING IMPAIRED AND  
5 THE TENANT HAS ASKED FOR THE ALARM IN WRITING BY CERTIFIED OR REGISTERED MAIL.

6 **1211.6 COMBINED CO AND SMOKE ALARMS.** A CARBON MONOXIDE ALARM MAY BE  
7 COMBINED WITH A SMOKE ALARM IF THE COMBINED DEVICE COMPLIES WITH:

- 8 1. ALL STATE AND LOCAL LAWS ~~GOVERNING~~ THAT, AT THE TIME OF INSTALLATION,  
9 GOVERN THESE DEVICES, AND
- 10 2. UNDERWRITERS LABORATORIES (UL) STANDARDS 217 AND 2034.

11 **1211.7 TAMPERING, ETC., PROHIBITED.** EXCEPT AS NEEDED FOR REPAIR OR ROUTINE  
12 MAINTENANCE, NO PERSON MAY:

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

16 **Part VII. International Property Maintenance Code**

17 **§ 7-102. City modifications.**

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

20 **Chapter 7**  
21 **Fire Safety Requirements**

22 **Section 704 [Fire] Protection AND DETECTION Systems**

23 **704.5 CARBON MONOXIDE ALARMS.** CARBON MONOXIDE ALARMS MUST BE INSTALLED AND  
24 MAINTAINED IN ACCORDANCE WITH BUILDING CODE § 1211.

25 **Part VIII. International Fire Code**

26 **§ 8-102. City modifications.**

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

29 **Chapter 9**  
30 **Fire Protection Systems**

31 **Section 907 [Fire] Alarm and Detection Systems**

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1       **907.11 CARBON MONOXIDE ALARMS.** CARBON MONOXIDE ALARMS MUST BE INSTALLED  
2       AND MAINTAINED IN ACCORDANCE WITH BUILDING CODE § 1211.

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

6       **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the first  
7       day of the calendar month immediately following the ~~6<sup>th</sup> month~~ 18<sup>th</sup>-month anniversary of its  
8       enactment.

Certified as duly passed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Chief Clerk

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Mayor, Baltimore City