



Legislation Text

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

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INTRODUCTORY\*

CITY OF BALTIMORE  
COUNCIL BILL

Introduced by: Councilmember Kraft

A BILL ENTITLED

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

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. IN EVERY DWELLING SUBJECT TO THIS SECTION, THE OWNER OF THE DWELLING MUST:

1. INSTALL 1 OR MORE CARBON MONOXIDE ALARMS, AND
2. INSPECT AND MAINTAIN THESE ALARMS ACCORDING TO THEIR MANUFACTURERS' GUIDELINES.

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

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

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

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

1211.4 POWER SOURCE.

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

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

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

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

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

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

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

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

Part VII. International Property Maintenance Code

§ 7-102. City modifications.

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

Chapter 7  
Fire Safety Requirements

Section 704 [Fire] Protection AND DETECTION Systems

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

Part VIII. International Fire Code

§ 8-102. City modifications.

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

Chapter 9  
Fire Protection Systems

Section 907 [Fire] Alarm and Detection Systems

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

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

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

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BFR/CO Alarms/aa:me

dlr08-075(3)~intro/25Jan08  
- 2 -  
BFR/CO Alarms/aa:me