

Amanda's Law Key Changes to Carbon Monoxide Alarm Requirements

Per Section 611.1.1 of the Fire Code & Property Maintenance Code of New York State the definition of "**Existing Buildings and Structures**" now includes all buildings and structures constructed before January 1st, 2008. This key change now mandates that all existing buildings and structure have Carbon Monoxide alarms installed in them. Carbon Monoxide Alarms are to be installed per the manufactures specifications. There is an exception whereby compliance is not required where no carbon monoxide source is located within or attached to the structure. However, compliance is required if any carbon monoxide source is subsequently located within or attached to the structure. The following is a summary of the State requirements (more specific information is available on the Department of State website at <http://dos.state.ny.us/code/lc-codes.html>):

F611.3.4 Existing buildings and structures: *one-and two-family dwellings, multiple single-family dwellings (townhouses), and buildings owned as a condominium or cooperative and containing dwelling accommodations.* A carbon monoxide alarm shall be installed within each dwelling unit or sleeping unit on the lowest story having a sleeping area.

F611.3.5 Existing buildings and structures: *Group I-1 occupancies (Institutional; Assisted Living Facilities 16 or more).* A carbon monoxide alarms shall be installed on each story having a sleeping area.

F611.3.6 Existing buildings and structures: *Group R occupancies (Apartments; Hotels; Motels; Boarding Houses; Institutional; Assisted Living Facilities 5-16)* not covered by section F611.3.4 or section F611.3.5, *nursery schools (with sleeping units)* not covered by section F611.3.4 or section F611.3.5, *bed and breakfast uses* not covered by section F611.3.4 or section F611.3.5, and *multiple dwellings* not covered by section F611.3.4 or section F611.3.5. A carbon monoxide alarm shall be installed in each of the following locations:

1. In each dwelling unit or sleeping unit where a carbon monoxide source is located. In a multiple-story dwelling unit or sleeping unit, a carbon monoxide alarm shall be installed on the lowest story having a sleeping area.
2. In each dwelling unit or sleeping unit that is on the same story as a carbon monoxide source.

F611.4 Prohibited locations: Carbon monoxide alarms shall not be located within or near the openings to garages, bathrooms, or furnace rooms. Carbon monoxide alarms shall also not be located in or near locations specified as 'prohibited,' 'not recommended' or the like in the manufacturer's installation instructions.

F611.5 Power source: When the building wiring is served from a commercial or on-site power source, carbon monoxide alarms shall receive their primary power from the building wiring and, when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for over current protection. **Exceptions:**

1. Carbon monoxide alarms installed in buildings without a commercial or on-site power source shall be permitted to be battery operated.
2. In existing buildings and structures, cord-type, direct plug, or battery-operated carbon monoxide alarms shall be permitted.

F611.6 Interconnection: When more than one carbon monoxide alarm is required to be installed within an individual dwelling unit or sleeping unit, the alarms shall be interconnected. **Exception:** Interconnection is not required where cord-type, direct plug, or battery-operated carbon monoxide alarms are permitted.

F611.7 Maintenance: Carbon monoxide alarms shall be maintained in an operative condition at all times, shall be replaced or repaired where defective, and shall be replaced when they cease to operate as intended.

F611.8 Disabling of alarms: Carbon monoxide alarms shall not be removed or disabled, except for service or repair purposes."

Smoke Alarm Requirements

Per Section 704.2 of the Property Maintenance Code of New York State entitled "*Smoke Alarms*": Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and in **dwelling**s not regulated in Group R occupancies, regardless of occupant load at all of the following locations:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
2. In each room used for sleeping purposes.
3. In each story within a dwelling unit, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level, provided that the lower level is less than one full story below the upper level.

Single or multiple-station smoke alarms shall be installed in other groups in accordance with the Fire Code of New York State.