



CARBON MONOXIDE ALARMS

Rent Stabilization Bulletin

As of January 1, 2013, owners of multi-family dwellings with rented dwellings, such as apartment buildings, are required by State law (Health and Safety Code 17926) to install carbon monoxide (CO) detectors. Carbon monoxide detectors have been required in all single family dwellings since July 1, 2011. Carbon monoxide alarms are not required in dwellings that are totally electric and lack an attached garage. Hotels and motels having gas burning appliances and/or attached garages are also required to install a CO device as of January 1, 2016.

What is Carbon Monoxide?

Carbon monoxide is a colorless, odorless gas that is produced by heaters, fireplaces, furnaces and many types of appliances and cooking devices. It can also be produced by vehicles that are idling. Carbon monoxide is harmful when inhaled because it displaces oxygen in the blood and deprives the heart, brain and other vital organs of oxygen. Large amounts of CO can overcome a person in minutes without warning causing the person to lose consciousness and asphyxiate. It is called the "silent killer" because undetected CO, has killed entire families as they sleep.

What type of devices?

The devices must be approved and listed by the Office of the California State Fire Marshall (CSFM) and are required in each existing dwelling unit that is heated by gas, has a fireplace and/or an attached garage. Carbon monoxide alarms are not required in dwellings that are totally electric and/or do not have an attached garage.

Where should the devices be installed?

The carbon monoxide detectors must be installed in the immediate vicinity of the bedrooms and at least one alarm per level, including basements. The alarms may be battery powered in existing buildings, but are required to be hardwired in new construction or newly permitted work. The CO alarm should not replace the existing smoke detector, however, a combination smoke and CO alarm/detector will comply with both requirements. For more information, consult the Department of Building and Safety.

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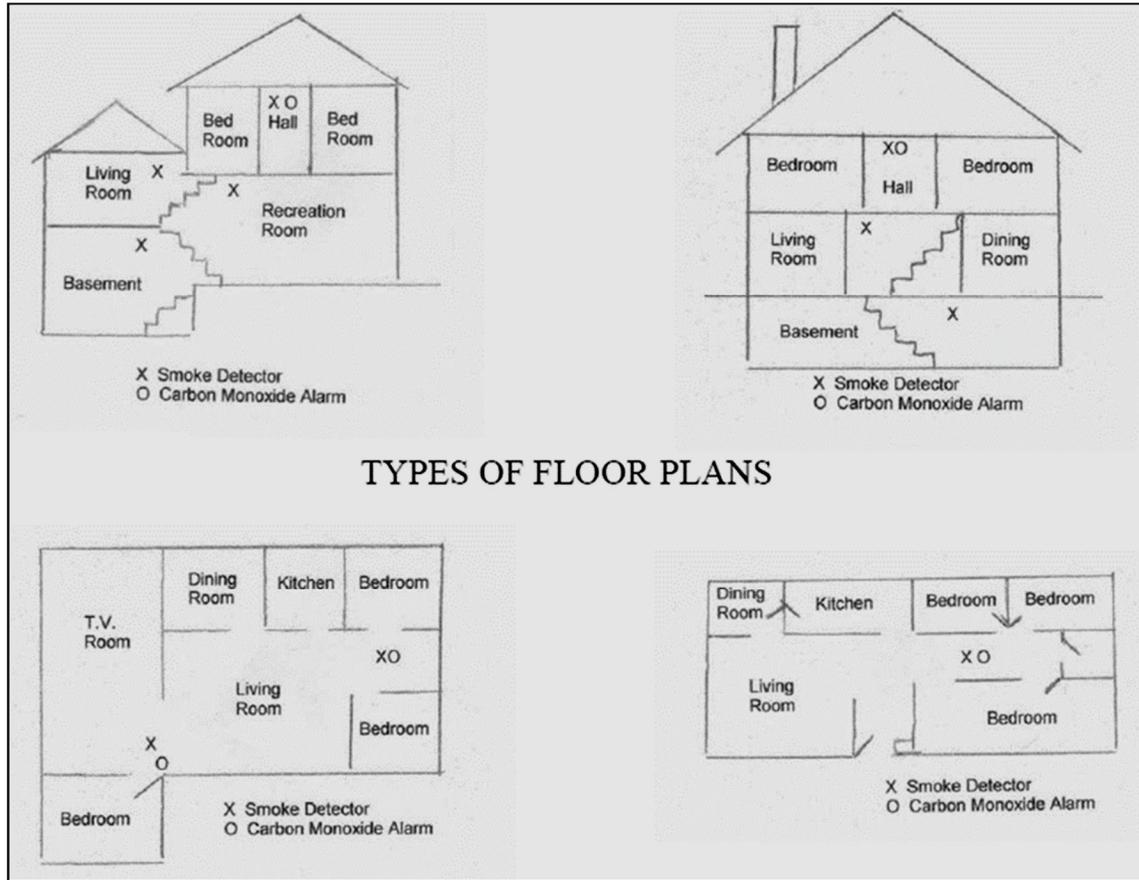
CITY OF LOS ANGELES

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ACCEPTABLE LOCATIONS FOR CARBON MONOXIDE DETECTORS



TYPES OF FLOOR PLANS

What is the difference between a carbon monoxide alarm and a carbon monoxide detector?

A CO alarm is a stand-alone unit which is tested to Underwriters Laboratory (UL) Standard 2034 and has its own built-in power supply and audible device. These units are typically installed in a single family dwelling. A carbon monoxide detector is a system unit which is tested to UL standard 2075 and is designed to be used with a fire alarm system and receives power from the fire alarm panel.

How many types of CO devices are available?

There are two types of devices available: Carbon Monoxide alarms (CSFM category #5276) and Carbon Monoxide detectors (CSFM category #5278). There are also combination smoke and carbon monoxide detectors that meet current legal requirements, including the City of Los Angeles' ordinance that requires hard-wired smoke detectors for units in multi-family dwellings.



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Are Carbon Monoxide devices required to be approved by the State Fire Marshal?

Yes. Senate Bill 183 enacted the Carbon Monoxide Poisoning Prevention Act of 2010 that prohibits the marketing, distribution or sale of a device unless it is approved and listed by the State Fire Marshal.

Where is the list of CSFM Carbon Monoxide devices found?

The list is at the following link:

<http://osfm.fire.ca.gov/strucfireengineer/pdf/bml/CSFM%20listed%20carbon%20monoxide%20devices.pdf>

Can owners pass through the costs for these devices to tenants in rent-stabilized units?

Yes. For landlords whose properties are subject to the Rent Stabilization Ordinance there are three programs administered by the Los Angeles Housing and Community Investment Department (HCIDLA) that may be used to recover costs for these devices. These include the:

- 1) Rehabilitation Work Program,
- 2) Capital Improvement Program, and
- 3) Smoke Detector Program.

The first two programs require that you file an application with the HCIDLA within 12 months of completing the work and obtain its approval for a rent surcharge.

The third program does not require an application, but may only be utilized at this time if you are installing combination smoke-carbon monoxide alarms. Within 60 days of having completed the installation of the combination alarm, you must provide the tenant the costs of the alarm and installation in writing 30 days prior to adding a \$3 monthly surcharge to the rent, which may be collected until the full expense is re-captured.

Please review the available bulletins and/or application packets for each program before implementing any rent increase. They are available at any HCIDLA office public counter, at the HCIDLA website <http://HCIDLA.lacity.org/> or by request from the HCIDLA Hotline at 213-557-RENT

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