



Updated Carbon Monoxide Alarm/Detector Requirements



Effective December 27, 2022, rental housing units with households that receive federal rental assistance are required to comply with the 2018 International Fire Code standards for the installation of carbon monoxide alarms or detectors. HUD announced this updated requirement in a public notice.

These requirements will apply for HQS inspections that occur on or after December 28, 2022. If you have questions, please call the Inspection Call Center at (619) 578-7650.

Definitions:

Carbon Monoxide Alarm: A single or multiple station alarm intended to detect carbon monoxide gas and alert occupants by a distinct audible signal. It incorporates a sensor, control components and an alarm notification appliance in a single unit.

Carbon Monoxide Detector: A device with an integral sensor to detect carbon monoxide gas and transmit an alarm signal to a connected alarm control unit.

On the reverse side is a chart with the IFC requirements for New Construction and Existing Buildings.



CARBON MONOXIDE DETECTOR/ALARM INSTALLATION PER IFC 2018

	New Construction	Existing buildings
Detector vs. Alarm	Alarms can only be installed in dwelling unit and in sleeping units. Cannot be installed in locations where detectors are to be used.	Alarms can only be installed in dwelling unit and in sleeping units. Cannot be installed in locations where detectors are to be used.
Enclosed Parking Garages	Requires Carbon Monoxide detectors maintained in accordance with the manufacturer's instructions and their listing. Detectors that become inoperable or begin producing end-of-life signals shall be replaced.	Requires Carbon Monoxide detectors maintained in accordance with the manufacturer's instructions and their listing. Detectors that become inoperable or begin producing end-of-life signals shall be replaced.
Private Garages	Only if openings directly into garage; Not required if more than one story above or below private garage or if connects to building through an open-ended corridor	Only if openings directly into garage; Not required if more than one story above or below private garage or if connects to building through an open-ended corridor
Exempt Garages	Open parking garage complying with Section 406.5 of International Building Code (IBC) or an enclosed parking garage complying with Section 406.6 of IBC shall not be considered a parking garage	Open parking garage complying with Section 406.5 of IBC or an enclosed parking garage complying with Section 406.6 of IBC shall not be considered a parking garage
Locations	1. Outside of each separate sleeping area in the immediate vicinity of the bedrooms. 2. Installed in sleeping rooms that are served by a forced air furnace	1. Outside of each separate sleeping area in the immediate vicinity of the bedrooms. 2. Installed in sleeping rooms that are served by a forced air furnace
Power Source	Powered from building wiring served by a commercial source, and when power is interrupted, shall receive power from a battery. Exception: In buildings without commercial power, battery-powered shall be acceptable	Can be battery operated where the code that was in effect at the time of construction did not require carbon monoxide detectors to be provided. Permitted in dwelling units that are not served by a commercial power sources. A detection system shall be an acceptable alternative to alarms.