



STATE OF MARYLAND

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OFFICE OF THE STATE FIRE MARSHAL



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MEMORANDUM

June 30, 2016

To: All OSFM Staff, All Local Fire Marshals and Fire Code Officials

From: Brian S Geraci, Maryland State Fire Marshal

Subject: Carbon Monoxide Alarms – Rental Properties

This year the Maryland General Assembly passed House Bill 0849 and companion Senate Bill 0182. Both bills required the installation of carbon monoxide alarms for any new and existing rental dwelling units. This would include any type of dwelling unit that can be rented to an individual or family. Since the bills have come out there has been some confusion as to its intent and interpretation.

This legislation requires that a carbon monoxide alarm be installed outside of each sleeping area and on every level to include the basement in a building that contains any fuel burning equipment, wood burning appliance or has an enclosed attached garage. They are not required in rental dwelling units that are powered solely by an electric power supply.

The alarms can be hardwire with a battery backup, battery powered that has a ten year battery with a sealed tamper resistant compartment or is connected to an on-site control unit that monitors the carbon monoxide alarm remotely so that a responsible party is alerted when the device activates the alarm signal and receives its primary power from a battery or the control unit. Our recommendation for multi-family units is to replace the current hard wire smoke alarm with a combination smoke alarm/carbon monoxide alarm unit. The applicable requirements of Title 9 of the Public Safety Article regarding the installation of smoke detection systems would still apply for this installation.

The installation of the carbon monoxide alarms shall be in accordance with the manufactures recommendations and NFPA 720 for the Installation of Carbon Monoxide Warning Equipment in Dwelling Units. Carbon monoxide alarms must be listed by a nationally recognized testing laboratory that is approved by the Office of the State Fire Marshal. The carbon monoxide alarms must be installed in rental dwelling units on or after April 1, 2018. Should you have any questions regarding this new requirement please do not hesitate to contact us.