



Department of Permitting Services
Division of Commercial Building Construction
 2425 Reedie Drive, 7th Floor, Wheaton, MD 20902

CODE INTERPRETATION/POLICY

Code/Year NFPA 1 2015 Edition & ER 8-16; Chapter 22 Fire Safety	Section of Code Chapter 13.7.1.14; Section [[22-99]] 26-8A	Title of Code Section/Subsection/Policy Carbon Monoxide Detection and Alarms
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Statement/Background of Issue:

The Fire Code (NFPA 1) requires carbon monoxide (CO) detection and warning equipment to be provided in accordance with NFPA 720, where such equipment is required. Not all occupancies are required to provide CO detection and warning equipment and such equipment is not currently required to be installed in most existing occupancies; it is generally limited to new occupancies in which occupants might be asleep or otherwise have decreased capability of self-preservation and where vehicles, combustion equipment or appliances are present – such as assembly, educational, day-care homes, health-care, one- and two family dwellings, lodging or rooming houses, hotels and dormitories, apartment buildings and residential board and care occupancies.

The State of Maryland under the Fire Prevention Code requires residential carbon monoxide alarms in all hotels, lodging and rooming houses, rental dwelling units and other one-and two-family dwelling units.

The Maryland General Assembly passed House Bill 0849 and its companion Senate Bill 0182, effective October 1, 2016. Both bills require the installation of carbon monoxide alarms for any new and existing rental dwelling units. This includes any type of dwelling unit that can be rented to an individual or family. This legislation requires that a carbon monoxide alarm (CO) be installed outside of each sleeping area and on every level to include the basement in a building that may contain fuel burning equipment, a wood burning appliance or has an enclosed attached garage.

Montgomery County Council passed Bill 23-18, effective July 1, 2019, regarding carbon monoxide alarm or detection, which applies to *any* occupied single-unit, two-unit, and townhouse unit, as defined in Chapter 59, for which a building permit was issued before January 1, 2008.

Division Interpretation/Policy:

Based on an interpretation from the State Attorney General, carbon monoxide (CO) detection shall be installed in all rental dwelling units, regardless of whether they have fuel burning equipment or not. The Department of Housing and Community Affairs (DHCA) will be verifying compliance with the law in conjunction with DPS via periodic inspections. Primary applicants for building permits must include whether the proposed dwelling units are owner- or tenant-occupied in the information submitted for review.

Interpretation/Policy No.	Date	Director
BCP 23-01	July 3, 2023	Rabbiah Sabbakhan <i>RS</i>