

#### **1501.04 Carbon Monoxide Alarms**

All real property owners who rent to residential tenants buildings or structures that contain a fuel-burning appliance or a building which has an attached garage shall equip the building with single-station carbon monoxide alarms. The carbon monoxide alarms shall be listed as complying with UL 2034 (Underwriters Laboratories), and be installed and maintained in accordance with the manufacturer's instructions. An open parking garage, as defined in the International Building Code, or an enclosed parking garage ventilated in accordance with Section 404 of the International Mechanical Code shall not be deemed to be an attached garage.

- A. Sleeping units or dwelling units which do not themselves contain a fuel-burning appliance or have an attached garage, but which are located in a building with a fuel-burning appliance or an attached garage, need not be equipped with single-station carbon monoxide alarms provided that:
  - 1. The sleeping unit or dwelling unit is located more than one story above or below any story that contains a fuel-burning appliance or an attached garage; and
  - 2. The sleeping unit or dwelling unit is not connected by duct work or ventilation shafts to any room containing a fuel-burning appliance or to an attached garage; and
  - 3. The building is provided with a common area carbon monoxide alarm system.
- B. The owner of real property who rents to residential tenants shall supply and install all required alarms. It shall be the responsibility of all occupants to test and to provide general maintenance for the alarms within the tenant's dwelling unit or rooming unit, and to notify the owner or the authorized agent of the owner in writing of any deficiencies that the occupant cannot correct. The owner shall provide one occupant per dwelling unit with written information regarding alarm testing and maintenance.
- C. Occupants shall replace any required batteries in the carbon monoxide alarms in the occupant's dwelling unit; except that the owner shall ensure that the batteries are in operating condition at the time the occupant takes possession of the dwelling unit. The occupant shall provide the owner or the authorized agent of the owner with access to the dwelling unit to correct any deficiencies in the carbon monoxide alarm that have been reported in writing to the owner or the authorized agent of the owner.
- D. The carbon monoxide alarms required under this code section may be either battery powered, plug-in with battery back-up, or wired into the structure's AC power line with secondary battery back-up.
- E. Any violation of R.C. 1501.04(B) (C) or (D) shall be a misdemeanor of the fourth degree.
- F. It shall be unlawful to tamper with, remove, destroy, disconnect, or to remove the batteries from any installed carbon monoxide alarm, except in the course of inspection, maintenance, or replacement of the alarm, and shall be punishable as a misdemeanor of the first degree.

#### **1501.99 PENALTY**

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Except as otherwise stated within Code Sections 1501.01 to 1501.04, any person, firm or corporation violating any of the provisions of the Troy Codified Ordinance 1501.01 to 1501.04, including the provisions of the International Fire Code, or failing to comply with any order issued pursuant to any section thereof, is guilty of a minor misdemeanor on the first offense, and a misdemeanor of the fourth degree for each subsequent offense. Each day that a violation continues after service of notice as provided for in this Code shall be deemed a separate offense.