

City Requirements for Smoke and Carbon Monoxide Alarms

The requirements for smoke alarms and carbon monoxide detectors is based on the City's Property Maintenance Code, the State Uniform Construction Code with amendments as adopted by the City and administered by the Bureau of Code Compliance and Inspections. The City Fire Code administered by the Fire Bureau (fire marshal's office) also applies and contains similar requirements.

Smoke Alarm requirements:

Types:

- All single station smoke alarms are required to be U/L 217 listed.
 - 10 year sealed lithium battery powered units for existing dwellings.
 - 110 Volt inter-connected with battery back-up.
 - Low voltage alarm units installed as part of a complete fire alarm system.

Exceptions:

- Hard wired, inter-connected smoke alarms are not required unless removal of interior wall or ceiling finish exposes the structure or when an attic with walk up stairs, crawl space or basement provides access without the removal of interior finishes. (hardwired alarms shall be wired to the "Line or Hot" side of a normal lighting circuit or direct wired to the electrical panel.

Locations required:

- In each room used for sleeping.
- Outside each sleeping area.
- One in each habitable room (dining rooms, living rooms and laundry rooms), basements and attics (with walk up stairs). Not required in kitchens and bathrooms.

Ceiling mounted smoke alarms are not to be closer than 4 inches to a wall; Wall mounted smoke alarms must be at least 4 inches down from the ceiling and not more than 12 inches to the top of the detector.

** Smoke Alarms shall be installed per manufacturer's specifications

Carbon Monoxide Alarm requirements: These are required in residential dwelling units, when work is occurring that requires a permit and where fossil fuel fired appliances are used or there is an attached garage.

Types:

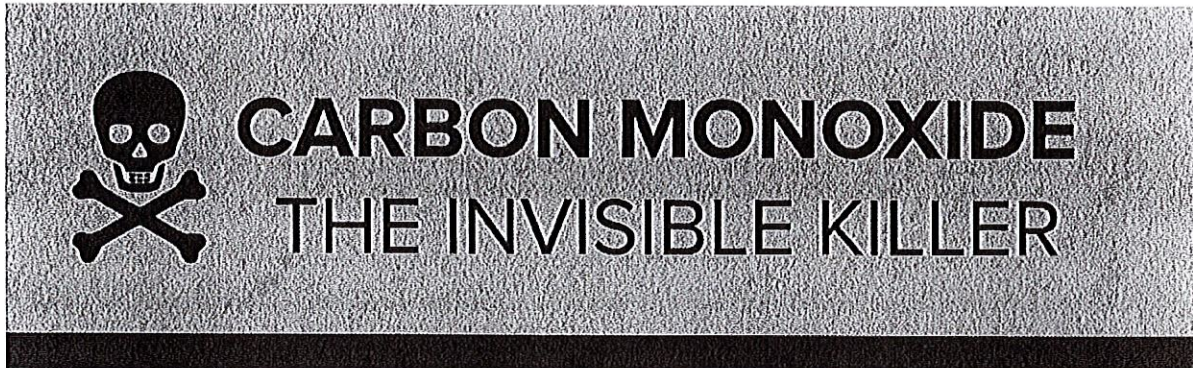
- All single station carbon monoxide alarms are required to be listed to U/L 2034 and installed outside the sleeping areas (on each floor) in accordance with manufactures' installation instructions.

Reference: City Code Chapters 116; 142 and 223.

It's The Law

- In Pennsylvania
- Lancaster City Ordinance
- HUD Recommended

***Multi-family dwellings must now contain
"Carbon Monoxide Alarms"***



FURNACES



WATER HEATERS



STOVES



FIREPLACES

For proper installation and location please call the City of Lancaster at 717-291-4706.

It's the law in Pennsylvania.

Multi-family dwellings must now contain Carbon Monoxide Alarms.

There is a new law in Pennsylvania to protect families in multifamily housing from carbon monoxide poisoning.

Effective December 18, 2013

Impacted dwellings have 18 months to comply.

Impacted Dwellings:

Each apartment in a multifamily dwelling, which uses a fossil fuel-burning heater or appliance, fireplace or an attached garage.

Owner Responsibilities:

The owner of a multifamily dwelling used for rental purposes and required to be equipped with one or more approved carbon monoxide alarms shall:

- (1) Provide and install operational CO alarms as required.
- (2) Replace any CO alarm that has been found missing or rendered inoperable during a prior occupancy before the commencement of a new occupancy.
- (3) Ensure that the batteries in each CO alarm are in operating condition at the time the new occupant takes residence.

Approved Alarms & Installation:

- Battery operated, plug-in with battery back-up, or hardwire alarms with battery backup.
- Alarms must be installed on the wall or ceiling centrally located in the vicinity of the bedrooms and the fossil fuel-burning heater, fireplace or appliance (as per NFPA 720).

Disclosure Requirement:

Upon the sale of any residential building, the seller shall disclose information regarding the installation CO alarms on the property disclosure statement.

NOTICE: PLEASE READ: This information is a summary interpretation the Pennsylvania SB 607-2013 and was prepared as general reference material ONLY. This summary is NOT authoritative. For your specific compliance requirements please refer to the actual language of Pennsylvania SB 607-2013 or consult legal counsel.