



## CARBON MONOXIDE ALARM REQUIREMENTS IN THE CITY OF GAITHERSBURG

UPDATED TO REFLECT CITY ADOPTED NEW STATE OF MARYLAND REQUIREMENTS  
FOR RENTAL DWELLINGS ONLY



- Per the Maryland State law requirement that will take effect in April of 2018; each new and existing rental dwelling unit requires the installation of carbon monoxide alarms. This includes any type of dwelling unit that can be rented to an individual or family.
- Per this legislation all dwellings that currently meet the following criteria;
  - a. Contains any fuel burning equipment; e.g. gas; stove, furnace, fireplace or water heater.
  - b. Contains any wood burning appliance; e.g. wood; fireplace or pellet/wood stove.
  - c. Has an enclosed attached garage.
- Carbon monoxide (CO) alarms can be of one (1) of the following type;
  - a. Hardwired CO alarm with a battery backup.
  - b. Single-station CO alarm that is powered by a 10-year battery in a sealed tamper resistant compartment.
  - c. AC Plug-in CO alarm with battery backup\*
    - \*It is recommended for multi-family units is to install plug-In CO alarms with a 10-year lithium battery with a sealed tamper resistant compartment or to replace the current hard-wired smoke alarms with a combination smoke alarm/carbon monoxide alarm unit.
  - d. 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.

The installation of new carbon monoxide alarms shall be in accordance with the manufacturer's 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 Maryland State Fire Marshal.

### Installation Tips:

- CO alarms should be installed in a central location outside each separate sleeping area and on every level of the home.
- Every model of carbon monoxide alarm is tested according to manufacturer specifications. It is important to take those specifications into account when you are deciding where to place your alarm.
- CO alarms are **not** substitutes for smoke alarms. Know the difference between the sound of smoke alarms and the sound of CO alarms.
- Do not install CO alarms in close proximity to any fuel-burning appliance, in humid areas such as bathrooms, in direct sunlight or near any sources of blowing air such as a fan, vent or open window.

For more information, visit [www.nfpa.org](http://www.nfpa.org) or [www.usa.fema.gov](http://www.usa.fema.gov)

For questions, contact any of the City Fire Marshal's staff by email at [FireMarshal@gaitHERSBURGMD.GOV](mailto:FireMarshal@gaitHERSBURGMD.GOV) or via phone at 301-258-6330.