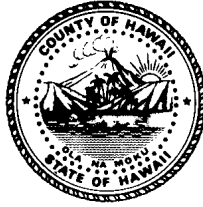


Mitchell D. Roth
Mayor

Lee E. Lord
Managing Director

Robert H. Command
Deputy Managing Director



Susan K. Kunz
Housing Administrator

Harry M. Yada
Assistant Housing Administrator

County of Hawai'i
Office of Housing and Community Development

1990 Kino'ole Street, Suite 102 • Hilo, Hawai'i 96720 • (808) 961-8379 • Fax (808) 961-8685
Existing Housing: (808) 959-4642 • Fax (808) 959-9308

February 21, 2023

To: Property Owners, Managers, Agents and Tenants Participating in Housing and Urban Development Housing Assistance Programs

From: Michael Yee
Housing and Community Development Specialist VI

Re: Carbon Monoxide (CO) Alarms or Detectors

The Office of Housing and Community Development (OHCD) in compliance with United States Department of Housing and Urban Development (HUD) Notice PIH 2022-01 requires us to notify property owners, managers, agents, and tenants participating in our HUD-assisted housing program that **effective immediately housing units must comply with the International Fire Code (IFC) 2018 standards on the installation of Carbon Monoxide (CO) alarms or detectors.**

Carbon Monoxide (CO) is an odorless, colorless, and toxic gas. It is impossible to see, and is a tasteless gas produced by incomplete combustion of fuel burned in vehicles, small engines, stoves, lanterns, grills, fireplaces, gas ranges, or furnaces. It can build up indoors and poison people and animals who breathe the toxic fumes. Exposure can cause mild to severe harmful health conditions.

We appreciate your timely compliance with the new requirement which will prevent potential loss of life and severe injury associated with Carbon Monoxide (CO).

RESOURCES

For the full 2018 IFC Code, as well as Chapter 9 and Chapter 11 regarding CO alarms or detectors, please visit:

- <https://codes.iccsafe.org/content/IFC2018>
- <https://codes.iccsafe.org/content/IFC2018/chapter-9-fire-protections-and-life-safety-systems>
- <http://codes.iccsafe.org/content/IFC2018/chapter-11-construction-requirements-for-existing-buildings>

For the full PIH Notice 2022-01, please visit: www.hawaiicounty.gov/landlords

TYPES OF CO EQUIPMENT TO INSTALL

Carbon Monoxide Alarms: A single or multiple station alarm intended to detect carbon monoxide gas and alert occupants by a distinct audible signal. It incorporates a sensor, control components and an alarm notification appliance in a single unit.

Carbon Monoxide Detector: A device with an integral sensor to detect carbon monoxide gas and transmit an alarm signal to a connected alarm control unit.

Carbon monoxide (CO) detectors or alarms are **only required** for **HUD-assisted units with:**

- fuel-fired appliances (Ex: gas range, gas washer/dryer, gas water heater, wood burning stoves)
- fuel-burning fireplaces
- adjacent spaces (attached enclosed garage, mechanical room, laundry)

The carbon monoxide (CO) detector or alarm must be installed in each sleeping area and in the immediate vicinity of each sleeping area.

ANNUAL/BIENNIAL HOUSING QUALITY STANDARDS (HQS) INSPECTIONS

At the time of Annual or Biennial HQS Inspection, OHCD will inspect for proper location and operation of required carbon monoxide (CO) detectors and alarms. Missing or inoperable detectors and alarms is a life-threatening *fail* and any deficiency must be corrected as required by our Housing Assistance Payments (HAP) contract.

NEW UNIT HQS INSPECTIONS

As part of a new unit HQS inspection, OHCD will inspect for proper location and operation of required carbon monoxide (CO) detectors and alarms. Missing or inoperable detectors and alarms is a life-threatening *fail* and a deficiency that must be corrected before a Housing Assistance Payments (HAP) contract can begin.

If you have any questions or concerns about these changes in HQS Inspection policy, please contact the Inspections division at (808) 959-4642.