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Informational Bulletin 2009-07
Carbon Monoxide Detection Devices in Dwellings

Purpose

The purpose of this informational bulletin is to clarify the requirements of RSA 153:10-a, as they apply to carbon monoxide detectors, and to provide guidance as to its implementation. This statute becomes effective on January 1, 2010.

Explanation

Section I of the statute requires that a carbon monoxide detection device (CMD) be installed in "each unit". A multi-unit dwelling is defined as:

> ***"any structure ... which contains 2 or more single units which provide permanent or transient living facilities which may or may not include cooking and eating facilities, for one or more persons. This term shall include but not be limited to: rooming houses, dormitories, motels, hotels, apartment buildings, buildings which contain condominium units, duplexes, and houses; provided, however, that such buildings contain 2 or more units."***

Section II, requires that each "single family dwelling" that is newly constructed or substantially rehabilitated after January 1, must be equipped with a CMD. Substantial rehabilitation is defined as:

> ***"any improvement to a building or single family dwelling which is valued at an amount greater than 1/2 of the assessed valuation of the building or dwelling." Note that this is the assessed value (the value on which the property taxes are based) not the resale value of the property.***

A CMD must be installed in every rental unit. A rental unit is defined as:

> ***"any residential unit in a building or single family dwelling which provides permanent or transient living facilities for one or more persons, which is occupied by tenants on a rental basis. This term shall include but not be limited to: hotels, motels, dormitories, apartments, duplex units, rooms rented out of the home of another, and single family dwellings, so long as they are rented."***

Locations

NFPA 720, Standard for the Installation of Carbon Monoxide Detection and Warning Equipment and The International Residential Code address the location of carbon monoxide detectors. Detectors should be installed outside of each separate sleeping area in the immediate area of the bedrooms.

Compliance Dates.

RSA 153:10-a will become effective on January 1, 2010 for new construction. Administrative rules for this statute are being proposed for existing construction. In the rulemaking process, the Division will be recommending a two-year phase in process for implementation for existing construction.