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Dear Landlord:

Recently the City of Troy, along with the Troy Fire Department, passed important legislation that requires landlords to provide working Carbon Monoxide Alarms in their units. This legislation language mirrors the International Code Council (ICC) to which the State Ohio adopts. Ohio has not adopted the most current ICC language in reference to Carbon Monoxide Alarms. Therefore, the City of Troy has adopted the language of the ICC, with the recommendation of the fire department.

We feel this is a positive step to ensure the safety of our community. We want to inform you of the legislation along with education information of the dangers and prevention of Carbon Monoxide. We appreciate your cooperation in this endeavor to continue to ensure the safety of our great community.

**This letter serves as notification for important landlord information from the City of Troy.**

**\*\*NEW\*\*** The following is a section from Part 15 of the Codified Ordinances of the City of Troy, code specific to Carbon Monoxide Alarms ***effective February 16<sup>th</sup>, 2016.***

**1501.04 Carbon Monoxide Alarms**

- A. 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.
- B. 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.
- C. 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.

- D. 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.
- E. 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.
- F. Any violation of R.C. 1501.04(B) (C) or (D) shall be a misdemeanor of the fourth degree.
- G. 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.

### FAQs:

*Q: As a landlord, do I need to install a CO Alarm on every level of my unit or just one?*

A: While it is recommended to install one alarm per level, the minimum requirement with this ordinance is **one alarm** per required rental unit.

*Q: Where do I install my alarm, at the floor level or ceiling level?*

A: While Carbon Monoxide is slightly lighter than air, it is best to follow the manufacturer's recommendations to exact location. It is recommended to install the alarm near the bedrooms, when only installing one alarm.

*Q: What alarm do you recommend?*

A: We currently are installing Combination Carbon Monoxide/Photo Electric Smoke Alarms with a ten year sealed lithium battery. However, this is our recommendation only. As long as the alarm meets UL 2034 (Underwriters Laboratories), it is an approved alarm.

We have also included information from the Ohio Division of Fire Marshal explaining the dangers of Carbon Monoxide and information to prevent Carbon Monoxide poisoning.

For additional information, please visit our website at [www.troyohio.gov](http://www.troyohio.gov) or call our administrative office at (937) 339-0495.

Sincerely,

*Matthew D. Simmons*

Matthew Simmons, Chief  
Troy Fire Department