

ORDINANCE 2007-2

AN ORDINANCE TO AMEND CHAPTER 34, ENTITLED
FIRE PREVENTION AND PROTECTION, OF THE CODE OF THE,
TOWN OF OCEAN CITY, MARYLAND

NOW, THEREFORE, BE IT ENACTED AND ORDAINED BY THE MAYOR
AND CITY COUNCIL OF OCEAN CITY THAT CHAPTER 34, ENTITLED FIRE
PREVENTION AND PROTECTION, OF THE CODE OF THE TOWN OF OCEAN
CITY, MARYLAND BE, AND THE SAME IS HEREBY AMENDED BY ADDING
ARTICLE VI, AS FOLLOWS:

Article VI. Carbon Monoxide Detectors.

Sec. 34-201. Purpose and Scope.

(a) To establish minimum life safety requirements for the installation of carbon monoxide detectors in all applicable residential occupancies within the corporate limits of the Town of Ocean City.

Sec. 34-202. Definitions.

(a) Dwelling Unit -- For the purpose of this Article, one or more rooms or areas, arranged for the use of one or more individuals, on a permanent or transient basis, for living or sleeping.

(b) Multi-Family Dwelling Unit -- A building containing three or more dwelling units.

(c) Fuel Burning Equipment -- Equipment that burns solid, liquid, or gaseous fuel or a combination thereof.

(d) Enclosed Parking Area -- For the purpose of the article, a building, or portion thereof, utilized for the parking of motor vehicles, which is not more than 50% open to the outside air.

(e) Listed -- A device that carries the listing of a nationally recognized testing laboratory approved by the Maryland State Fire Marshal's Office.

(f) Adjacent -- Those spaces that are directly above, below, or next to:
(1) rooms or spaces containing fuel burning equipment or attached appurtenances, or
(2) enclosed parking areas.

(g) NFPA 720 -- Where referenced in this chapter, NFPA 720, Standard for the Installation of Carbon Monoxide Warning Equipment in Dwelling Units, 2005 edition.

(h) Smoke Barrier -- A continuous membrane, or a membrane with discontinuities created by protected openings, where such membrane is designed and constructed to restrict the movement of smoke.

Sec. 34-203. One and two family dwellings.

(a) New one and two family dwellings, for which a building permit is issued for new construction after the effective date of this article, shall be provided with listed carbon monoxide detectors where any of the following conditions exist:

- (1) Dwellings where fuel-burning equipment is installed or operated.
- (2) Enclosed parking areas located within a dwelling.
- (3) Dwellings deemed necessary by the Fire Marshal

Sec. 34-204. Multi-Family Dwelling Units.

(a) All new and existing multi family dwelling units shall be provided with listed carbon monoxide detectors where any of the following conditions exist:

- (1) Dwelling units where fuel-burning equipment is installed or operated.
- (2) Enclosed parking areas located within a dwelling unit.
- (3) Dwelling units located adjacent to enclosed parking areas that are not located within dwelling units and or adjacent to any rooms or spaces that are not located within dwelling units where fuel-burning equipment is installed or operated.
- (4) Areas deemed necessary by the Fire Marshal.

Exception: -- Dwelling units which are separated from rooms or spaces that are not located within dwelling units where fuel burning equipment is installed or operated or adjacent enclosed parking areas by a complete and continuous smoke barrier.

Sec. 34-205. Installation Requirements.

(a) Carbon monoxide detectors required by this Code shall be installed in accordance with NFPA 720 and the manufacturers recommendations.

(b) At least one carbon monoxide detector shall be installed on every level of a dwelling unit and in the immediate vicinity to, and be audible in all sleeping areas located within the dwelling unit.

(c) At least one carbon monoxide detector shall be installed in the room or space where the fuel burning equipment is installed or operated within the dwelling unit. Where the room or space containing the fuel burning equipment is less than 24 square feet in area, such detectors shall be installed in the immediate vicinity of the room or space.

(d) At least one carbon monoxide detector shall be installed in all rooms or spaces that are not located within dwelling units, where fuel-burning equipment is installed or operated in such rooms or spaces.

(e) Carbon monoxide detectors shall sound a distinctively different alarm than smoke detectors within the same dwelling unit.

(f) In new multi family dwellings, where the building is provided with a fire alarm system, carbon monoxide detectors located within rooms or spaces that are not located within the individual dwelling units of the building shall be connected to the building fire alarm system. Such carbon monoxide detectors shall initiate a supervisory signal at the fire alarm panel and provide an audible alarm at the device upon the detection of carbon monoxide.

(g) In new multi family dwellings exceeding 50 feet in height measured from the lowest point of Fire Department access to the floor of the highest occupiable floor, carbon monoxide detectors located within dwelling units shall be connected to the building fire alarm system. Such carbon monoxide detectors shall initiate a supervisory signal at the fire alarm panel and shall initiate an alarm which is audible in all sleeping areas within the individual dwelling unit upon the detection of carbon monoxide.

(h) All multi-family dwellings, regardless of the number of units, where carbon monoxide detectors are required by this Code, shall make available upon request a carbon monoxide detector for the deaf or hard of hearing. In hotels and motels, a sign indicating the available carbon monoxide detector shall be conspicuously located at the front desk.

(i) In new one and two family dwellings, new multi family dwellings, and new additions and renovated areas in multi-family dwellings, carbon monoxide detectors shall be required to be provided with primary (main) and secondary (standby) power. Multiple carbon monoxide detectors installed within a dwelling unit shall be required to be interconnected.

(j) Existing multi-family dwellings affected by this section shall be permitted to provide battery operated carbon monoxide detectors. Such detectors shall not be required to be interconnected to a building fire alarm system.

(k) Existing multi-family dwellings affected by this section shall have 24 months from the effective date of this article to comply with the requirements of this section for carbon monoxide detectors. An approved certificate of installation shall be forwarded to the Office of the Fire Marshal.

Sec. 34-206. Inspection and Maintenance of Carbon Monoxide Detectors.

(a) The owner of a building shall be responsible for the installation, repair, and or replacement of required carbon monoxide detectors.

(b) Carbon monoxide detectors shall be tested and maintained in accordance with NFPA 720.

INTRODUCED at a meeting of the City Council of Ocean City, Maryland held on January 16, 2007.