

## **Exhibit 7-2**

### **Carbon Monoxide and Smoke Detection Devices**

Guidance issued by the U.S. Department of Housing and Urban Development<sup>1</sup>, “Public housing agencies and authorities (PHAs), and Owners of properties that receive federal rental assistance have an important role to prevent potential loss of life and severe injury associated with carbon monoxide (CO) in housing they own or manage. This notice reminds PHAs and Owners of CO poisoning risks in housing, identifies resources for preventing and detecting CO exposure, and provides notice of Section 101, “Carbon Monoxide Alarms or Detectors in Federally Insured Housing” of Title I of Division Q, Financial Services Provisions and Intellectual Property, of the Consolidated Appropriations Act, 2021, Pub. L. No. 116-260, 134 Stat. 2162 (2020) (“the Act”), that requires CO alarms or detectors be installed in certain HUD-assisted housing within two years of enactment.”

#### **HUD Regulation – 24 CFR 5.703 (UPCS)**

HUD housing must be decent, safe, sanitary and in good repair.

#### **HUD Regulation – 24 CFR 965.601 (Public Housing)**

Physical condition standards; physical inspection requirements. Housing owned or leased by a PHA, and public housing owned by another entity approved by HUD, must be maintained in accordance with the physical condition standards in 24 CFR part 5, subpart G. For each PHA, HUD will perform an independent physical inspection of a statistically valid sample of such housing based upon the physical condition standards in 24 CFR part 5, subpart G.

#### **PIH Notice 2022-01 and H Notice 2022-01**

This notice clarifies that HUD will enforce the requirements instituted by Congress requiring that all Public Housing (PH), Housing Choice Voucher (HCV), Project Based Voucher (PBV), Project Based Rental Assistance (PBRA), Section 202 Supportive Housing for the Elderly (Section 202), and Section 811 Supportive Housing for Persons with Disabilities (Section 811) comply with the International Fire Code (IFC) 2018 standards on the installation of CO alarms or detectors by December 27, 2022.

PHAs and Owners are on notice that these requirements will be enforced by HUD after the effective date of December 27, 2022.

---

<sup>1</sup> [PIH Notice 2022-01 and Housing Notice 2022-01](#) issued January 31, 2022; effective until amended, superseded, or rescinded. “Carbon Monoxide Alarms or Detectors in U.S. Housing and Urban Development (HUD)-Assisted Housing.”

### **AHFC Policy**

AHFC uses the following standards when inspecting whether its carbon monoxide and smoke detector devices are in proper working condition.

1. Uniform Physical Inspection Standards at 24 CFR 5.703 for Public and S8N Multifamily Housing Program families.
2. Housing Quality Standards at 24 CFR 982.401 for Housing Choice Voucher, Project-Based Voucher, and Unassisted Housing Program families.

## **1. Smoke Alarms**

The term “smoke alarm” will be used throughout to mean single station smoke alarms and may include:

- Hard-wired devices with battery backup (may be interconnected with other smoke or CO detection devices that are UL approved as compatible)
- Hard-wired combination smoke and CO devices with battery backup (if this type of device is used, see Lifespan and Replacement of CO Detectors)
- Battery-operated devices

### **1.A Installation**

#### **HUD Regulation – 24 CFR 5.703(d)(4) (UPCS)**

Dwelling unit. The dwelling unit must include at least one battery-operated or hardwired smoke detector, in proper working condition, on each level of the unit.

#### **HUD Regulation – 24 CFR 965.805 Fire Safety (Public Housing)**

Smoke detectors.

(a) Performance requirement.

(1) After October 30, 1992, each unit covered by this subpart must be equipped with at least one battery-operated or hardwired smoke detector, or such greater number as may be required by state or local codes, in working condition, on each level of the unit. In units occupied by hearing-impaired residents, smoke detectors must be hard-wired.

(2) After October 30, 1992, the public areas of all housing covered by this subpart must be equipped with a sufficient number, but not less than one for each area, of battery-operated or hardwired smoke detectors to serve as adequate warning of fire. Public areas include, but are not limited to, laundry rooms, community rooms, day care centers, hallways, stairwells, and other common areas.

(b) Acceptability criteria.

(1) The smoke detector for each individual unit must be located, to the extent practicable, in a hallway adjacent to the bedroom or bedrooms. In units occupied by hearing-impaired residents, hard-wired smoke detectors must be connected to

an alarm system designed for hearing-impaired persons and installed in the bedroom or bedrooms occupied by the hearing-impaired residents. Individual units that are jointly occupied by both hearing and hearing-impaired residents must be equipped with both audible and visual types of alarm devices.

**PIH Notice 2022-01 and H Notice 2022-01**

PHAs operating public housing units may use either Operating Funds or Capital Funds for purchase, installation, and maintenance of CO alarms or detectors. Based on the Act's set-asides, the Capital Fund Program conducts competitions for additional funds for CO alarms or detectors. For the HCV and PBV programs, the property owner or landlord is responsible for the cost of CO alarms or detectors. PHAs may use their HCV administration funds for landlord outreach and education on these requirements. Owners of properties receiving assistance through the PBRA, Section 202, and/or Section 811 program may utilize the property's reserve for replacement account, residual receipts, general operating reserves, owner contributions, or secondary financing to fund the purchase, installation, and maintenance of CO alarms and detectors. These expenditures may be subject to a standard approval process where applicable, but the purchase, installation, and maintenance of CO alarms and detectors are deemed eligible expenses.

**Alaska Statute 34.03.100**

- (a) The landlord shall
  - (7) provide smoke detection devices and carbon monoxide detection devices as required under AS 18.70.095.

**Alaska Statute 18.70.095**

Smoke and Carbon Monoxide Detection Devices.

- (a) Smoke detection devices shall be installed and maintained in all dwelling units in the state, and carbon monoxide detection devices shall be installed and maintained in all qualifying dwelling units in the state. The smoke detection devices must be of a type and shall be installed in a manner approved by the state fire marshal. The carbon monoxide detection devices must have an alarm and shall be installed and maintained according to manufacturers' recommendations.

**AHFC Policy**

Smoke alarms are installed according to manufacturer's instructions.

## 1.B Maintenance, Lifespan, and Replacement

### HUD Regulation – 24 CFR 5.703(d)(1) (UPCS)

Dwelling unit. All areas and aspects of the dwelling unit (for example, the unit's bathroom, call-for-aid (if applicable), ceiling, doors, electrical systems, floors, hot water heater, HVAC (where individual units are provided), kitchen, lighting, outlets/switches, patio/porch/ balcony, **smoke detectors**, stairs, walls, and windows) must be free of health and safety hazards, functionally adequate, operable, and in good repair.

### HUD Regulation – 24 CFR 5.703(e) (UPCS)

Common areas. All common area ceilings, doors, floors, HVAC, lighting, outlets/switches, **smoke detectors**, stairs, walls, and windows, to the extent applicable, must be free of health and safety hazards, operable, and in good repair.

### Alaska Statute 18.70.095

Smoke and Carbon Monoxide Detection Devices.

(b) In a dwelling unit occupied under the terms of a rental agreement or under a month-to-month tenancy,

(1) at the time of each occupancy, the landlord shall provide smoke detection devices and, if the dwelling unit is a qualifying dwelling unit, carbon monoxide detection devices; the devices must be in working condition, and, after notification of any deficiencies by the tenant, the landlord shall be responsible for repair or replacement; and

(2) the tenant shall keep the devices in working condition by keeping charged batteries in battery-operated devices, if possible, by testing the devices periodically, if possible, and by refraining from permanently disabling the devices.

## 2. Carbon Monoxide Devices

- The term “CO alarm” mean: 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.
- The term “CO detector” means a device with an integral sensor to detect carbon monoxide gas and transmit an alarm signal to a connected alarm control unit.

CO alarms are installed according to manufacturer's instructions in all “qualifying dwelling units (see Definitions section).”

- Hard-wired devices with battery backup (may be interconnected with other smoke or CO detection devices that are UL approved as compatible)

- Hard-wired combination smoke/CO devices with battery backup (may be interconnected with other smoke or CO detection devices that are UL approved as compatible)
- Battery-operated devices requiring periodic replacement of batteries
- Devices powered by long-lasting batteries that are designed to last for the entire life of the device

### **3. Inspection and Testing**

AHFC will identify the location of detectors to all new residents during the move-in inspection.

#### **3.A Family's Responsibilities**

During occupancy:

1. Test devices periodically (exception: building-wide and local unit panel monitored systems)
2. Keep all devices in working condition by keeping charged batteries in battery-operated or battery-backup devices at all times
3. Refrain from removing batteries or otherwise disabling, damaging, tampering, or interfering in any way with the proper functioning of any device
4. Immediately report any device malfunction to AHFC

#### **3.B AHFC's Responsibilities**

1. Inspect and test all devices at the time of vacancy and replace batteries or devices to insure all are operational prior to re-occupancy
2. Test all devices during the move-in inspection and all subsequent UPCS and housekeeping inspections
3. Immediately generate an emergency work order when a device is reported to not function properly or does not operate properly when tested
4. Contract for the inspection of building-wide and local unit, panel-monitored, building safety systems as required by state and local codes

### **4. Definitions**

#### **4.A 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. The effects of CO exposure can vary from person to person depending on age, overall health, and the concentration and length of exposure. Exposure can cause harmful health conditions, permanent brain damage, life-threatening cardiac complications, fetal death or miscarriage, and death in a matter of minutes. Individuals who are asleep or intoxicated may die from CO poisoning before experiencing any symptoms.

#### **4.B Decent, Safe, Sanitary Housing**

[PHAs and other entities] maintain such housing in a manner that meets the physical condition standards set forth in this section (24 CFR 5.703) in order to be considered decent, safe, sanitary and in good repair.

#### **4.C Housing Quality Standards**

HUD minimum quality standards for housing assisted under the HCV program.

#### **4.D Qualifying Dwelling Unit<sup>2</sup>**

Qualifying dwelling unit means a dwelling unit that

- (A) contains or is serviced by a carbon-based-fueled appliance or device that produces by-products of combustion;
- (B) has an attached garage or carport; or
- (C) is adjacent to a parking space;

### **Numbered Memo**

22-06 Exhibits 7-2 and G-2 Carbon Monoxide and Smoke Detection Devices

---

<sup>2</sup> Alaska Statute 18.70.095 Smoke and Carbon Monoxide Detection Devices.