

Exhibit 7-2

Carbon Monoxide and Smoke Detection Devices

Guidance issued by the U.S. Department of Housing and Urban Development¹, “[We] strongly encourage owners, managers, and agents of housing covered by the HUD assistance programs above, located in areas where state or local law, code or other regulations do not require CO detectors, to have operational CO detectors (1) in units that have fuel-fired/burning appliance(s) and/or an attached garage, and (2) in bedrooms that contain a fireplace or a fuel-fired or burning appliance.”

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.

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¹ [PIH Notice 2019-06 and Housing Notice 2019-05](#) issued April 18, 2019; effective until amended, superseded, or rescinded. “Carbon Monoxide Detectors in HUD-Assisted Housing.”

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.

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 Alarms

The term "CO alarm" will be used throughout to mean single station CO 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/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

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

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

Carbon monoxide is an odorless, colorless, and toxic gas. Because it is impossible to see, taste or smell the toxic fumes, CO can kill you before you are aware it is in your home. The effects of CO exposure can vary greatly from person to person depending on age, overall health and the concentration and length of exposure².

CO death rates are the highest for men, non-Hispanic blacks, and the elderly.

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 Unit³

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

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² Environmental Protection Agency. Carbon Monoxide's Impact on Indoor Air Quality. Oct. 25, 2018.

³ Alaska Statute 18.70.095 Smoke and Carbon Monoxide Detection Devices.