

Exhibit E-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 882.404

Physical condition standards; physical inspection requirements.

(a) Compliance with physical condition standards. Housing in this program must be maintained and inspected in accordance with the requirements in 24 CFR part 5, subpart G.

AHFC Policy

In its original Administrative Plan approved July 16, 2001 by HUD, AHFC and NeighborWorks Alaska agreed to inspect using Housing Quality Standards at 24 CFR 982.401.

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 982.401(n) (Vouchers)

Smoke detectors performance requirement –

(1) Except as provided in paragraph (n)(2) of this section, each dwelling unit must have at least one battery-operated or hard-wired smoke detector, in proper operating condition, on each level of the dwelling unit, including basements but excepting crawl spaces and unfinished attics. Smoke detectors must be installed in accordance with and meet the requirements of the National Fire Protection

¹ [PIH Notice 2019-06 and Housing Notice 2019-05](#) issued April 18, 2019; effective until amended, superseded, or rescinded.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.”

Association Standard (NFPA) 74 (or its successor standards). If the dwelling unit is occupied by any hearing-impaired person, smoke detectors must have an alarm system, designed for hearing-impaired persons as specified in NFPA 74 (or successor standards).

(2) For units assisted prior to April 24, 1993, owners who installed battery-operated or hard-wired smoke detectors prior to April 24, 1993 in compliance with HUD's smoke detector requirements, including the regulations published on July 30, 1992, (57 FR 33846), will not be required subsequently to comply with any additional requirements mandated by NFPA 74 (i.e., the owner would not be required to install a smoke detector in a basement not used for living purposes, nor would the owner be required to change the location of the smoke detectors that have already been installed on the other floors of the unit).

HUD Regulation – 24 CFR 982.605(b) (Voucher SRO)

SRO: Housing quality standards.

(4) Sprinkler system. A sprinkler system that protects all major spaces, hard-wired smoke detectors, and such other fire and safety improvements as State or local law may require must be installed in each building. The term "major spaces" means hallways, large common areas, and other areas specified in local fire, building, or safety codes.

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

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 Policy

1. NeighborWorks Alaska (NWA) will be responsible for identifying, inspecting, and testing all carbon monoxide and smoke detector devices in a unit.
2. NWA will identify the location of detectors to all new residents during the move-in inspection.
3. AHFC will inspect and test carbon monoxide and smoke detection devices during its quality control inspections.

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 NWA'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 HQS 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.

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

4.C 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

20-22 Adelaide Administrative Plan Updates

³ Alaska Statute 18.70.095 Smoke and Carbon Monoxide Detection Devices.