

## **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**

To ensure that all residents live in safe, habitable dwellings, the items and components located inside the building, outside the building, and within the units of HUD housing must be functionally adequate, operable, and free of health and safety hazards. The standards under this section apply to all HUD housing.

#### **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.

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<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 [PIH Notice 2022-01 and Housing Notice 2022-01](#) issued January 31, 2022; effective until amended, superseded, or rescinded.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 National Standards for the Physical Inspection of Real Estate at 24 CFR 5.703 when inspecting whether its carbon monoxide and smoke detector devices are in proper working condition.

## **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)
- Sealed 10 Year Battery-operated devices

### **1.A Installation**

#### **HUD Regulation – 24 CFR 5.703(d)(3)**

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; Inside each bedroom; Within 21 feet of any door to a bedroom measured along a path of travel; and Where a smoke detector installed outside a bedroom is separated from an adjacent living area by a door, a smoke detector must also be installed on the living area side of the door. If the unit is occupied by any hearing-impaired person, the smoke detectors must have an alarm system designed for hearing-impaired persons.

#### **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)**

A unit (or “dwelling unit”) of HUD housing refers to the interior components of an individual unit. Examples of components included in the interior of a unit may include the balcony, bathroom, call-for-aid (if applicable), carbon monoxide devices, ceiling, doors, electrical systems, enclosed patio, floors, HVAC (where individual units are provided), kitchen, lighting, outlets, **smoke detectors**, stairs, switches, walls, water heater, and windows.

**HUD Regulation – 24 CFR 5.703(b)(1)**

The inside area must include at least one battery-operated or hard-wired smoke detector, in proper working condition, on each level of the property.

**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)
- Sealed 10 Battery-operated devices powered by long-lasting batteries to last for the entire life of the device

## **3. Inspection and Testing**

AHFC will identify the location of detectors during all inspections.

### **3.A Family’s Responsibilities**

1. Test devices periodically (exception: building-wide and local unit panel monitored systems)
2. Keep all devices in working condition and report any malfunctioning devices
3. Refrain disabling, damaging, tampering, or interfering in any way with the proper functioning of any device

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

1. Inspect and test all devices and replace devices to insure all are operational periodically
2. Replace or repair the device when it is reported to not function properly or does not operate properly when tested

## **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 Safe and Habitable**

To ensure that all residents live in safe, habitable dwellings, the items and components located inside the building, outside the building, and within the units of HUD housing must be functionally adequate, operable, and free of health and safety hazards.

### **4.C 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**

25-25 Implementation of the National Standards for the Physical Inspection of Real Estate for Voucher Programs

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