

Exhibit 5-9

Smoke and Carbon Monoxide Detection Devices

In compliance with Alaska State Law (AS 18.70.095) and local codes, as applicable, AHFC has installed smoke detection devices in all AHFC-owned dwelling units and Carbon Monoxide (CO) detection devices in all qualifying AHFC-owned dwelling units. This exhibit defines the responsibilities of both AHFC and its residents in regard to installation and maintenance of both single station alarms and system monitored type smoke and CO detection devices.

5-9.1 SMOKE ALARMS

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

- Hardwired devices with battery backup (may be interconnected with other smoke or CO detection devices that are UL approved as compatible)
- Hardwired combination smoke and CO devices with battery backup (if this type of device is used, *see Lifespan and Replacement of CO Detectors, 5-9.2.B*)
- Battery operated devices

5-9.1.A Installation

Smoke alarms will be installed according to manufacturer’s instructions. At a minimum, devices will be installed:

- On all levels of a multi-story dwelling unit
- In all bedrooms
- In a hall or other area adjacent to and outside of bedrooms, and within 15 feet of bedroom doors (More than one device will be required on a level if bedroom doors are more than 15 feet apart)
- Ceiling Mounted:
 - Flat ceiling mounting shall be near the center of the ceiling, but not less than four inches from the wall junction.
 - Sloped ceiling mounting shall be within 36 inches from the peak of the ceiling, but not less than four inches from the wall junction.
- Wall Mounting: Mounting shall be not less than four inches and not more than 12 inches from the ceiling junction

5-9.1.B Lifespan and Replacement

Start of Service: Unless otherwise recommended by the manufacturer, the date of manufacture, printed or stamped onto each device, will be used to track its lifespan. At the time of installation of the device, the month and year of the expiration will be

written in permanent marker in a visible location on the device. The date of expiration on each device will be checked at every UPCS and Housekeeping inspection conducted by AHFC. If a device will expire prior to the next regularly scheduled inspection, a work order will be entered in AHFC's work order system to trigger its replacement.

AHFC will replace all expiring devices no later than the month prior to the expiration date. A work order will be created that ties the replacement's expiration date to the unit in AHFC's work order system. A single work order may be created to record the replacement of multiple devices in one unit.

Devices shall be replaced immediately when they fail to operate during testing and will not remain in service longer than 10 years.

5-9.2 CO ALARMS

The term "CO alarm" will be used throughout to mean single station CO alarms and may include:

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

5-9.2.A Installation

CO alarms will be installed according to manufacturer's instructions in all "qualifying dwelling units." AS 18.70.095 defines a qualifying dwelling unit as a dwelling unit that contains or is serviced by a carbon-based-fueled appliance or device that produces by-products of combustion; has an attached garage or carport; or is adjacent to a parking space.

Within qualifying dwelling units, devices will be installed as follows:

- On all levels of a multi-story dwelling unit
- In a hall or other area adjacent to and outside of bedrooms, and within 15 feet of bedroom doors (More than one device will be required on a level if bedroom doors are more than 15 feet apart)

5-9.2.B Lifespan and Replacement

Start of Service: The date of manufacture printed or stamped onto each device, will be used to track its lifespan. At the point of installation of the device, the month and year

of expiration will be written in permanent marker on the device in a visible location. The date of expiration on each device will be checked at each UPCS and Housekeeping inspection conducted by AHFC. If a device will expire prior to the next regularly scheduled inspection, a work order will be entered in AHFC's work order system to trigger its replacement.

AHFC will replace all expiring devices no later than the month prior to the expiration date. A work order will be created that ties the replacement's expiration date to the unit in AHFC's work order system. A single work order may be created to record the replacement of multiple devices in one unit.

CO detectors and combination smoke and CO detectors shall be replaced immediately when they fail to operate during testing and shall not remain in service longer than manufacturer's recommended lifespan.

5-9.3 MAINTENANCE AND TESTING OF SMOKE AND CO ALARMS AND DETECTORS

AHFC will identify the location of smoke and CO alarms and system type detectors to all new residents during the Move-In Inspection.

During occupancy:

5-9.3.A Tenant's Responsibilities

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 disable, damage, tamper or interfere in any way with the proper functioning of any device
4. Immediately report any device malfunction to AHFC

5-9.3.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