

Introduced: Ms. Davis
1st Reading: April 10, 2017
Passed: April 24, 2017
Posted: April 25, 2017
Effective: May 4, 2017

ORDINANCE NUMBER 1352

AN ORDINANCE TO AMEND GREENBELT CITY CODE, CHAPTER 4 “BUILDINGS AND BUILDING REGULATIONS,” ARTICLE III “PROPERTY MAINTENANCE CODE,” DIVISION 7 “FIRE SAFETY REQUIREMENTS” TO AMEND SECTION 4-266 “SMOKE ALARMS” TO INCORPORATE STATE LAW REQUIREMENTS AND TO ADD SUBDIVISION 8 “CARBON MONOXIDE DETECTORS” TO REQUIRE CARBON MONOXIDE DETECTORS IN CERTAIN DWELLING UNITS

WHEREAS, Md. Public Safety Code Ann., §12-203 requires that each political subdivision adopt by regulation a local housing code that sets minimum property maintenance standards for housing in the subdivision; and

WHEREAS, pursuant to this authority the Council of the City of Greenbelt adopted City Code, Chapter 4 “Buildings and Building Regulations”, Article III “Property Maintenance Code;” and

WHEREAS, in 2013 the Maryland General Assembly amended Maryland law regarding smoke alarms to take advantage of new technology. The primary intent of the new law was to transition away from battery-operated smoke alarms powered by 9v, removable batteries. Although the law was signed into law in July, 2013, it was to be phased in with all affected residences to be compliant by January 1, 2018; and

WHEREAS, City staff has recommended that the City Council amend City Code, Sec. 4-266 “Smoke alarms” to require, per State law, that no later than January 1, 2018 all smoke alarms that are not hard-wired be sealed and have a ten-year long-life battery with a silence feature and that all hard-wired smoke alarms comply with the most current operational standards, prohibiting hard-wired smoke detectors from being replaced with battery operated ones and requiring that all smoke detectors be replaced or upgraded every ten (10) years; and

WHEREAS, Md. Public Safety Code Ann., Title 12 “Building and Material Codes; Other Safety Provisions,” Subtitle 11 “Carbon Monoxide Detectors” establishes requirements for carbon monoxide detectors in dwelling that rely on the combustion of a fossil fuel for heat, ventilation, hot water, or clothes dryer operation and is a newly constructed dwelling for which a building permit is issued on or after January 1, 2008; and hotels, lodging or rooming houses, and rental dwelling units. Municipal corporations are authorized to enact more stringent laws that relate to carbon monoxide alarms; and

WHEREAS, the Council of the City of Greenbelt desires to amend the City Code to incorporate the State law provisions relating to smoke alarms and to require carbon monoxide detectors consistent with State law.

Section 1. NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Greenbelt, Maryland that City Code, Chapter 4 “Buildings and Building Regulations”, Article III “Property Maintenance Code;” Division 7 “Fire Safety Requirements”, Sec. 4-266 “Smoke alarms” is hereby amended to read as follows:

Sec. 4-266. Smoke alarms.

Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and in dwellings not regulated in Group R occupancies, regardless of occupant load, at all of the following locations:

- (1) On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
- (2) In each room used for sleeping purposes.
- (3) In each story within a dwelling unit, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one (1) full story below the upper level.

Single or multiple-station smoke alarms shall be installed in other groups in accordance with the International Fire Code.

- (4) No later than January 1, 2018, all battery operated smoke alarms shall be sealed, tamper resistant units incorporating a silence/hush button and using ten-year long-life batteries.
- (5) No later than January 1, 2018, all hard-wired smoke alarms must be upgraded to comply with most current operational standards.
- (6) Hard-wired smoke detectors may not be replaced with battery operated smoke-detectors.
- (7) All smoke detectors must be replaced or upgraded every 10 years.

Section 2. NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Greenbelt, Maryland that City Code, Chapter 4 “Buildings and Building Regulations”, Article III “Property Maintenance Code;” Division 7 “Fire Safety Requirements”, is hereby amended to add Subdivision 8 “Carbon Monoxide Detectors” to read as follows:

Subdivision 8. Carbon Monoxide Detectors

Sec. 4-278.5. Carbon monoxide detectors required.

(a) Dwelling units heated with either natural or propane gas service and/or having an attached garage, or a wood or gas burning fireplace or stove, is required to have a carbon monoxide detector on every floor of the dwelling unit.

(b) Combined smoke detector/ smoke alarms which comply in all other ways with this division are permitted, subject to all requirements for smoke alarms.

Passed by the Council of the City of Greenbelt, Maryland, at its regular meeting of April 24, 2017.

Emmett V. Jordan, Mayor

ATTEST:

Cindy Murray, City Clerk

Key:

Underscoring indicates language added to existing law.

~~Overstriking~~ indicates language deleted from existing law.