

**New York City
Department of Housing Preservation
and Development**

**Office of Preservation Services/
Division of Code Enforcement**

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See FAQs Inside

This pamphlet contains frequently asked questions for tenants and owners concerning carbon monoxide detecting devices and is provided for your convenience only. For complete information, consult the law and applicable rules.

where the carbon monoxide alarm has been lost or damaged by such occupant.

Occupants have one year from the date of installation to make the \$25 reimbursement.

Are occupants who own their own apartments responsible for installing their own carbon monoxide alarm?

This must be decided among the cooperative housing corporation and shareholders or board of managers and owners.

Can owners allow occupants to install their own carbon monoxide alarm or must the owner install it?

The law requires that the owner of the dwelling provide and install at least one approved and operational carbon monoxide alarm. Even when owners and tenants are in agreement that the tenant will install the carbon monoxide alarm, the owner must still file a "Certificate of Satisfactory Installation" with. Therefore, the owner should be provided access to the apartment to confirm that an approved carbon monoxide alarm is properly installed and operational.

Are owners required to install carbon monoxide alarms in vacant apartments?

Yes.

Are combination carbon monoxide/smoke alarms permitted?

Yes.

If an owner installs a combination carbon monoxide/smoke alarm, is the owner entitled to a \$35 (\$25 carbon monoxide alarm + \$10 smoke alarm) reimbursement?

Owners who install a combined alarm are entitled to be reimbursed a maximum of \$35 only when the smoke alarm needs to be replaced, e.g., it is missing or inoperable. If the smoke alarm is operable and the building owner still wants to replace it with a combined alarm, he or she can only be reimbursed \$25.

The New York City Department of Housing Preservation and Development (HPD), Division of Code Enforcement, is responsible for enforcing the New York City Housing Maintenance Code and the New York State Multiple Dwelling Law.

For more information or to learn more about the New York City Department of Housing Preservation and Development please visit our website www.nyc.gov/hpd or call the City's Citizen Service Center at 311.



www.nyc.gov/hpd



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Commissioner
Department of Housing Preservation
& Development**

For New York City Information Call 311

FAQs

Frequently Asked Questions

About...

The New York City Carbon Monoxide Detecting Device Requirements



FAQs

Frequently Asked Questions

What is carbon monoxide?

Carbon monoxide is a highly toxic gas. It is the product of the incomplete combustion of fossil fuels such as oil, natural gas, gasoline, wood and coal. The major sources of carbon monoxide in homes and apartments are fossil fuel burning boilers, furnaces, water heaters, fireplaces and parking garages. Carbon monoxide is very dangerous because it is colorless, odorless, tasteless, and non-irritating. Carbon monoxide poisoning can be fatal. The warning signs of carbon monoxide poisoning include headaches, dizziness, tiredness and nausea.

What are the associated Local Laws?

Local Law # 7 of 2004 was New York City's first Carbon Monoxide Detecting Device Law. This law required that certain dwelling units be equipped with one or more carbon monoxide alarms. The law created record-keeping and notice requirements for owners. In December 2011, an amendment to the law (Local Law 75 of 2011) was enacted. The most important changes are that installed devices are required to have end-of-life alarms and that owners are required to change the devices when the useful life of the device is over.

How does HPD enforce Carbon Monoxide regulations?

HPD housing inspectors look for proper installation of operational carbon monoxide alarms in every dwelling unit inspected. Inspectors also check the public areas of Class A multiple dwellings for the required posted information.

What dwelling units must be equipped with carbon monoxide alarms?

Carbon monoxide alarms must be

installed in every dwelling unit located within a building that contains any fossil fuel burning furnace, boiler or water heater as part of a central system and in every dwelling unit located within a building served by a central fossil fuel burning furnace, boiler or water heater that is located in an adjoining or attached building. If you believe that your building may be wholly or partially exempt from the requirement for carbon monoxide alarms, you may go on-line to www.nyc.gov/hpd for more detailed information.

Carbon monoxide alarms must also be installed in every dwelling unit on the same floor as, on the floor below, and on the floor above any enclosed parking lot or fossil fuel burning equipment such as a fireplace or fossil fuel burning apparatus, appliances or devices other than household cooking appliances and household gas clothes dryers located in the building.

Where should carbon monoxide alarms be installed?

Carbon monoxide alarms must be installed within 15 feet of the primary entrance of each bedroom.

What is the penalty for failure to provide and install a carbon monoxide alarm?

Failure to provide an approved and operational carbon monoxide alarm or failure to post the required notice will each, after inspection, result in the issuance of a class "B" hazardous violation. Civil penalties, which can be imposed by the Court, range from \$25 to \$100 plus \$10 per day from the date set for correction in the notice of violation until the date the violation is corrected.

What are an owner's obligations?

Obligations depend on the type of dwelling.

Owners of class "A" multiple dwellings (a multiple dwelling which is occupied, as a rule, for permanent residence purposes) that are required to be equipped with carbon monoxide alarms must:

- Provide and install at least one approved and operational carbon monoxide alarm with an audible alarm for the end of its useful life within each dwelling unit,
- Replace alarms that exceed the manufacturer's suggested useful life,
- File a "*Certificate of Satisfactory Installation*" with HPD, either online at www.nyc.gov/hpd or by completing a form available at the Borough Offices,
- Post a notice in a common area informing occupants of the law's requirements,
- Provide written information regarding the testing and maintenance of carbon monoxide alarms to at least one adult occupant of each dwelling unit at the time of installation, and
- Keep all records relating to the installation and maintenance of carbon monoxide alarms.

Owners of class "B" multiple dwellings (a multiple dwelling which is occupied, as a rule, transiently, as the more or less temporary abode of individuals or families who are lodged with or without meals) that are required to be equipped with carbon monoxide alarms must:

- Provide and install at least one approved and operational carbon monoxide alarm with an audible alarm for the end of its useful life within each dwelling unit,
- Replace alarms that exceed the manufacturer's suggested useful life,
- File a "*Certificate of Satisfactory Installation*" with HPD, either online at www.nyc.gov/hpd or by completing a form available at the Borough Offices,
- Keep all records relating to the installation and maintenance of carbon monoxide alarms, and

- Keep and maintain the carbon monoxide alarms or systems in good repair.

Owners of private dwellings (a building or structure designed and occupied for residential purposes by not more than two families, i.e., one- and two-family homes) required to be equipped with carbon monoxide alarms must:

- Provide and install at least one approved and operational carbon monoxide alarm with an audible alarm for the end of its useful life within each dwelling unit,
- Provide a notice informing occupants of the law's requirements,
- Provide written information regarding the testing and maintenance of carbon monoxide alarms to at least one adult occupant of each dwelling unit, and
- Keep all records relating to the installation and maintenance of carbon monoxide alarms.

What are an occupant's obligations regarding Carbon Monoxide Detectors?

An occupant's obligations depend on the type of dwelling occupied. Occupants of class "B" multiple dwellings have no obligations.

Occupants of Class "A" multiple dwellings and private dwellings must:

- Keep and maintain the carbon monoxide alarm in good repair.
- Replace any carbon monoxide alarm that is either stolen, removed, missing, or rendered inoperable.
- Reimburse the owner \$25 for each carbon monoxide alarm that is installed or replaced upon the expiration of its useful life, including installations done as a result of the occupant's failure to maintain the carbon monoxide alarm, or