



NOTICE TO LANDLORDS: General Smoke and Carbon Monoxide Alarm Requirements

Date: [Insert Date]

To: All Residential Property Owners, Landlords and Agents

From: Cheverly Office of Code Compliance

Subject: Compliance Requirements for Below-Grade Bedrooms Under IPMC

Dear Property Owner/Landlord/Agent,

This notice serves as a reminder and advisory regarding Maryland CO and Smoke Alarm Law as of January 1, 2018 and any applicable town and county housing codes.

General Smoke Alarm Requirements (All Homes, Regardless of Age):

- **Battery-Only Alarms** must:
 - Use a **10-year sealed battery**
 - Have a **silence/hush feature**
- **Hardwired (AC) Alarms** must:
 - Be **replaced with hardwired alarms** of the same type
 - Not be **older than 10 years** from the **date of manufacture**
(Check the back of the alarm — if no date, replace it)

Alarm Placement by Construction Date of Dwelling:

Date Built	Type Required	Location
Before 7/1/1975	Battery powered only (now 10-yr sealed)	Each hallway outside sleeping areas
7/1/75 – 1/1/89	Hardwired (AC)	Each hallway outside sleeping areas
1/1/89 – 7/1/90	Hardwired (AC)	Each hallway outside sleeping areas
7/1/90 – 7/1/13	Hardwired (AC) + Battery Backup (BB)	Each hallway outside sleeping areas
After 7/1/13	Hardwired (AC) + Battery Backup (BB)	Each hallway and in every bedroom

- **All Homes:** An alarm must be installed on **every level**, including the **basement**.
- **If any alarm is over 10 years old**, it must be **replaced**, no matter the power source.
- **New required alarms** (like in the basement) can be **battery-only** if:
 - They are **10-year sealed**
 - Include a **hush/silence feature**

Carbon Monoxide Alarms

In Maryland, carbon monoxide alarms must be installed in certain dwellings. This includes hotels, lodging or rooming houses, and **rental dwelling units**. This requirement also applies to a dwelling that relies on a fossil fuels (e.g., wood, kerosene, gasoline, charcoal, propane, natural gas, and oil) for heat, ventilation, hot water, or clothes dryer operation and is a newly-constructed dwelling with a building permit issued on or after January 1, 2008.

A carbon monoxide alarm must be installed in a central location outside of each sleeping area OR, if there is a centralized alarm system capable of emitting a distinct and audible sound to warn all occupants, the carbon monoxide alarm may be installed within 25 feet of any carbon monoxide-producing fixture and equipment.

There are more specific installation requirements for hotels, lodging or rooming houses, and rental dwelling units. For example, in a **rental dwelling unit, a carbon monoxide alarm must be installed outside and in the immediate vicinity of each separate sleeping area and on every level of the unit, including the basement.**

Read the Law: Md. Public Safety, § 12-1104

Can I buy a combination smoke and carbon monoxide alarm?

Yes, a carbon monoxide alarm may be combined with the smoke alarm if it meets the requirements of the law.

Failure to comply may result in **fines, enforcement action, or revocation of rental licenses.**

We urge you to be proactive in addressing these requirements to ensure tenant safety and avoid potential penalties.

If you have any questions or need assistance, please contact me at 240.770.7647.

Sincerely,



CEO J.C. O'Berry #1631
Code Compliance Officer