

CHAPTER 1340
Smoke and Carbon Monoxide (CO) Detector Requirements for Leased or Rented
Properties

1340.01 Intent

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1340.03 Standards for the installation of carbon monoxide detectors

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CROSS REFERENCES

Ohio Building Code adopted – see BLDG. Ch 1301

Residential Code of Ohio adopted – see BLDG. Ch 1303

Property Maintenance Code adopted – see BLDG. Ch 1370

Ohio Fire Code adopted – see FIRE PREVENTION Ch 1501

1340.01 INTENT

The provisions of this code are intended to provide an early warning fire and carbon monoxide detection for persons in leased or rental dwelling units.

1340.02 STANDARDS FOR THE INSTALLATION SMOKE DETECTORS

Single and multiple-station smoke detectors/alarms shall be installed and maintained in accordance with the codes as adopted and the manufactures instructions in the following locations:

1. In each room used for sleeping purposes.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling / dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without 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 full story below the upper level.

1340.03 STANDARDS FOR THE INSTALLATION OF CARBON MONOXIDE
DETECTORS

Carbon monoxide detectors/alarms shall be installed and maintained in accordance with the provisions of this code and the manufactures instructions. The detector shall meet and conform to UL 2034 and NFPA 720 and be installed and maintained in accordance with the manufacturer's instructions.

(a) Every dwelling unit shall be equipped with at least one carbon monoxide detector/alarm in an operating condition within 15 feet of every room used for sleeping purposes.

(b) The City of Rocky River reserves the right to make exceptions to the standards for installation of carbon monoxide detectors/alarm in dwelling units that:

- (1) do not rely on combustion of fossil fuel for heat, hot water or to cook
- (2) is not connected in any way to an attached garage
- (3) is not sufficiently close to any source of carbon monoxide so as to receive carbon monoxide from that source.

1340.04 STANDARDS FOR THE MAINTENANCE AND USE OF SMOKE AND CARBON MONOXIDE DETECTORS

1. It is the responsibility of the owner of a structure to supply and install all required detectors/alarms. It is the responsibility of the tenant to test and to provide general maintenance for the detectors/alarms within the tenant's dwelling unit and to notify the owner or the authorized agent of the owner in writing of any deficiencies that the tenant cannot correct. The owner is responsible for providing one tenant per dwelling unit with written information regarding detector/alarm testing and maintenance.
2. The tenant is responsible for the replacement of any required batteries in the detectors/alarms in the tenants dwelling unit, except that the owner shall insure that the batteries are in operating condition at the time the tenant takes possession of the dwelling unit. The tenant shall provide the owner or the authorized agent of the owner with access to the dwelling unit to correct any deficiencies in the detectors/alarms that have been reported in writing to the owner or the authorized agent of the owner
3. Combination smoke/carbon monoxide detector/alarms are allowed as long as the unit emits an alarm that clearly differentiates between the smoke or carbon monoxide hazard.
4. The smoke and carbon monoxide detectors/alarms required may be either battery powered, plug-in with battery back-up, or hard wired into the structure's AC power line with secondary battery back-up in accordance with electrical codes.

1340.05 TAMPERING PROHIBITED

No person shall, without privilege to do so, knowingly move, deface, damage, destroy or otherwise improperly tamper with a smoke or carbon monoxide detector/alarm required to be installed pursuant to the provisions of this chapter so as to destroy or diminish its effectiveness or availability for its intended purpose.

1340.99 PENALTY

(a) Willful failure to install or maintain in operating condition any smoke or carbon monoxide detector/alarm required by this code is guilty of a minor misdemeanor for the first offense and for a second offense or subsequent offense shall be guilty of a misdemeanor of the fourth degree. Each day's violation shall constitute a separate and distinct offense.

(b) Tampering with, removing, destroying, disconnecting, disabling, or removing the batteries from any installed smoke or carbon monoxide detector/alarm, except in the course of inspection, maintenance, or replacement of the detector/alarm is guilty of a minor misdemeanor for the first offense and for a second offense or subsequent offense shall be guilty of a misdemeanor of the first degree.

(Ord. No. 25-08. Passed 2/25/08)