



## **GARDINER FIRE DEPARTMENT Carbon Monoxide Detector Requirements**

**Carbon Monoxide Detectors are required in the following circumstances:**

### **Existing Buildings**

- In each and every apartment unit in any multifamily building (two or more living units).
- Any existing one family building where renovation has added at least one bedroom.
- Any conversion of a building to single family use.

### **New Construction**

- Any newly constructed **single family** or multifamily occupancies will have at least one detector installed.

### **Change of Tenancy:**

- At the time of each new occupancy, the landlord shall check to make sure CO detectors are operating properly. Any time a building changes ownership by sale or exchange, it shall be certified at closing that the purchaser shall install, if not already present, CO detectors within 30 days after the purchase or occupancy, whichever ever comes later, CO detectors in accordance with this section.

### **Type of Detector Required:**

- All detectors shall be listed and powered by both battery and AC power. AC power may be either plugged in, or hardwired.

### **Location of Detector Placement:**

- At least one approved CO Detector in each area within, or giving access to bedrooms or sleeping areas.

### **Maintenance of the Detectors:**

- The CO detectors must be maintained in working condition. After notification, in writing, of any deficiencies by the tenant, the landlord shall repair or replace the detector. The tenants have the responsibility to keep the batteries charged and installed, to periodically testing the detector, and by refraining from disabling the detector.

### **Location of the Law:**

- **Title 25, Part 6, Chapter 317, §2468**