

Property Maintenance Code Inspection Checklist
Rental Interior Inspection

Smoke and Carbon Monoxide Alarms

802.1 Compliance

- The more restrictive code of the then currently adopted City Code or the State of Maryland Fire Prevention Code shall govern for compliance in all smoke alarms and smoke detectors requirements

802.2 Maintained

- Smoke alarms are properly installed;
- Smoke alarms are properly maintained in a working condition

802.2.1 Replacement

- Smoke alarms shall be replaced when older than 10 years from manufactured date

802.3 Installation

- Smoke alarms are installed per the Code of the City of Hagerstown;
- Smoke alarms are installed per manufacturer's instructions;
- Smoke alarm provides a suitable alarm when actuated to warn occupants

802.5 Alterations, repairs and additions

- Any permitted alterations, repairs and additions completed on the structure must comply with the Code of the City of Hagerstown as related to smoke alarms

803.1 Location on all levels

- Smoke alarms and smoke detectors shall be installed on every level including basements

803.2 Location on split levels

- Smoke alarms and smoke detectors shall be installed on the upper level if there is no door intervening between levels

803.3 Location by bedrooms

- Smoke alarms and smoke detectors shall be installed in the area of the bedrooms;
- Structures built or altered after January 1, 2001 shall also install smoke detectors or smoke alarms in each sleeping room

804.1 Interconnection

- Interconnection within the unit is maintained for smoke alarms and smoke detectors

Please be advised that this checklist is advisory only, and it is not intended to be a comprehensive list of all code requirements. Property owners are ultimately responsible for compliance with all applicable provisions of the Code of the City of Hagerstown. City Code Inspectors will assess properties for compliance with all provisions of the Code of the City of Hagerstown.

805.1 and 805.2 Power Source for One and Two Family Dwelling

- Structures that are built before January 1, 1989, battery powered smoke alarms or smoke detectors shall be required;
- Structures that are built on or after January 1, 1989, AC primary (hardwired) battery back-up smoke alarms or smoke detectors shall be required

806.1 Power Source for Three Unit Dwellings

- OPTION 1 – Installation of ten (10) year lithium battery powered smoke alarms on every level, outside of the sleeping areas and in each bedroom, or
- OPTION 2 – Installation of AC primary (hardwired) with battery backup smoke alarms on every level, in each dwelling unit and in the area of the sleeping rooms

807.1 Power Source for Four of more unit dwellings

- All four or more unit dwellings, guest rooms, boarding houses, suites, dormitories and other similar structures shall be required to have AC primary (hardwired) battery back-up smoke alarms or smoke detectors

Maryland Annotated Code § 9-102 (c).(2)

- Smoke alarms must be listed and labeled with Underwriters Laboratories (UL) 217

Maryland Annotated Code § 9-104 (d).(3).(iii)

- Battery operated smoke alarms are permitted, must be sealed, tamper resistant units incorporating a silence/hush button and using long-life battery that has a life of not less than 10 years

Maryland Annotated Code § 12-1102

- Carbon monoxide alarms are required in dwellings that rely on the combustion of a fossil fuel for heat, ventilation, hot water, or clothes dryer operation and is a newly constructed dwellings for which a building permit is issued on or after January 1, 2008; or
- Carbon monoxide alarms are required in all hotels, lodging or rooming houses, or rental dwelling units no matter the fuel source.

Maryland Annotated Code § 12-1101 (b).(4).(ii)

- Carbon monoxide alarms shall be wired into an alternating current (AC) powerline (hardwired) with battery backup; or
- Carbon monoxide alarms shall be battery-powered, sealed, tamper resistant, and using a long-life battery that has a life of not less than 10 years

Maryland Annotated Code § 12-1103 (3)

- A carbon monoxide alarm may be combined with a smoke alarm if the combined device complies with the American National Standards Institute (ANSI)/Underwriters Laboratories (UL) standards 217 and 2034 or ANSI/UL 268 and 2075

Maryland Annotated Code § 12-1104 (c).(1)

- A carbon monoxide alarm must be outside and in the immediate vicinity of each separate sleeping area

Maryland Annotated Code § 12-1104 (c).(2)

- A carbon monoxide alarm must be on every level of the unit, including the basement