



DEPARTMENT OF BUILDING, PLANNING, & ZONING

VILLAGE OF NEW PALTZ

25 Plattekill Avenue, New Paltz, NY 12561

FIRE INSPECTOR

CARBON MONOXIDE DETECTORS – COMMERCIAL BUILDINGS

The *Department of State* and the *State Fire Prevention and Building Code Council* have developed a rule that add provisions applicable to carbon monoxide detecting devices to the Uniform Fire Prevention and Building Code (Uniform Code). The rule applies to all new and existing commercial buildings and restaurants that have appliances, devices or systems that may emit carbon monoxide (CO), or that have an attached garage. These new provisions are contained in a new Section 1228.4 added to 19 NYCRR Part 1228.

Beginning December 9th, 2015 this new law went into effect in New York to protect the property owner, the occupants & their employees, as well as the clientele who may be conducting business activities on the property from carbon monoxide poisoning. (Compliance date: June 27th, 2016)

The new law requires the following:

- CO detection shall be provided in every commercial building that:
 - contains any carbon monoxide source
 - is attached to a garage
 - is attached to any other motor-vehicle-related occupancy.

Note: These requirements shall apply without regard to whether such commercial building is an existing commercial building or a new commercial building and without regard to whether such commercial building shall or shall not have been offered for sale

Important information regarding this law:

- Placement of CO detection:
 - Detection zones less than 10,000 square feet, CO detection shall be placed in a central location.
 - Detection zones having an area 10,000 square feet or larger, carbon monoxide detection shall be placed in a central location within such detection zone and at such additional locations within such detection zone as may be necessary to assure that no point in the detection zone is more than 100 feet from carbon monoxide detection.
- Types of detection equipment allowed:
 - CO alarms
 - CO alarms shall receive their primary power from the building wiring, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than that required for overcurrent protection. (Plug-in type detectors are not allowed)
 - In *existing* commercial buildings and buildings without commercial electric power CO alarms powered solely by a 10-year battery shall be permitted for use. (for clarification: a sealed unit with a 10yr battery, not an alarm with a 10 year shelf life)
 - CO alarms shall be listed in accordance with UL 2034.

- CO alarms shall be installed, operated, and maintained in accordance with the manufacturer's instructions. However, in the event of a conflict between the manufacturer's instructions and the provisions of this section 1228.4, the provisions of this section 1228.4 shall control.
- A combination smoke/CO detection alarm is **NOT** allowed for use in a commercial occupancy.
- CO Detection System:
 - Definition: A **CO detection system** is a number of devices working together to detect and warn people through visual and audio appliances the presence of CO and is connected to a central alerting station.
 - CO detection *systems* shall comply with NFPA 720.
 - CO detectors shall be listed in accordance with UL 2075.
 - Combination smoke/CO detectors installed in **CO detection system** shall be an acceptable alternative to CO detectors, provided such combination detectors are listed in accordance with UL 2075 and UL 268.
- Maintenance of CO alarms and CO detection *systems* shall be maintained in accordance with NFPA 720. CO alarms and CO detectors that become inoperable or begin producing end-of-life signals shall be replaced as soon as practicable.

Notice: This information is a summary interpretation of Title 19 NYCRR §1228.4 and was prepared as general reference material only. This summary is not authoritative. For your specific compliance requirements, please refer to the actual language of Title 19 NYCRR §1228.4 or consult legal counsel.

What should **YOU** do if the Carbon Monoxide alarm sounds?

- **STAY CALM.**
- To decide whether emergency services should be called, ask everyone in the building:
 - Do you feel ill?
 - Do you have flu-like symptoms of headache, nausea, or dizziness?
- If the answer to these questions by anyone in the house is “yes,” evacuate the house and have someone call the fire department **immediately**. Failure to get out immediately may result in prolonged exposure, worsening effects from the CO. The best initial treatment for CO exposure is fresh air. (Do **not** ventilate by opening windows and doors. By doing this the fire department will be able to detect the source faster)
- If the answer to the questions, by everyone, is “no,” the likelihood of a serious exposure is much less and you may not need to call the fire department. Instead, turn off all fuel-burning devices, ventilate the area, and attempt resetting the alarm. If the alarm will not reset or resounds, call a qualified technician to inspect, service, and/or repair your fuel-burning device. If at any time during this process someone begins to feel ill with the symptoms described above, evacuate everyone from the building to a safe location and call the fire department.
- **If you are unsure then call 911 for the fire department to respond, better to be too safe!**

“Fire Safety Pamphlet: Carbon Monoxide” NYS Office of Fire Prevention and Control
www.dhSES.ny.gov/ofpc

If you have any questions regarding the info presented in this sheet please contact the Fire Inspector at the Village of New Paltz Building Department during working hours.

Phone: (845) 255-3055

Fax: (845) 255-5103

Email: cwirthmann@villageofnewpaltz.org