



## Bristol Redevelopment and Housing Authority

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### NOTICE OF REVISED BRHA HQS INSPECTION REQUIREMENTS

**To: BRHA Voucher Program Landlords**

**Date: December 27, 2022**

As a courtesy to our landlords, BRHA is providing this notice, along with a brochure, regarding a very important change to our Housing Quality Standards (HQS) inspection program.

#### **Carbon Monoxide Detectors**

This notice is to inform you that HUD will enforce the requirements instituted by Congress, requiring all Public Housing (PH), **Housing Choice Voucher (HCV)**, Project Based Voucher (PBV), Project Based Rental Assistance (PBRA), Section 202 Supportive Housing for the Elderly (Section 202), and Section 811 Supportive Housing for Persons with Disabilities (Section 811) comply with the International Fire Code (IFC) 2018 standards on the installation of CO alarms, or detectors by **December 27, 2022**.

Effective December 27, 2022, BRHA has required carbon monoxide (CO) detectors in ALL units that have fuel – fired / burning appliance(s), and/or an attached garage. If it is determined that a CO detector is not present or fully operational, the unit will fail the physical inspection as a (L3) item similar to Smoke Detectors.

#### **Where are CO Detectors required to be installed?**

1. If there is a fuel burning appliance or fuel- burning fireplace within the dwelling unit, Carbon Monoxide detection shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms; on every occupiable level of the dwelling unit; including basements but excluding attics and crawl space; and other locations where required by applicable law.
2. If there is a centrally located fuel burning appliance or fuel-burning fireplace within the building Carbon Monoxide detection shall be installed within each dwelling unit, outside of each separate sleeping area in the immediate vicinity of the bedrooms; on every occupiable level of the dwelling unit; including basements but excluding attics and crawl space; and other locations where required by applicable law. (See the exceptions)
3. If there is an attached garage Carbon Monoxide detection shall be installed in dwelling units outside of each separate sleeping area in the immediate vicinity of the bedrooms; on every occupiable level of the dwelling unit; including basements but excluding attics and crawl space; and other locations where required by applicable law.

4. Carbon Monoxide detection shall be provided within sleeping areas that contain a fuel-burning appliance or fuel-burning fireplace.

\*\* If your local code requires CO detectors in additional locations within the unit and/or building, BRHA or the Inspection Agent must inspect those as well to ensure they are fully operational.

If you have any questions regarding these new requirements, please contact:

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or

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Voucher Programs Specialist  
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## References

- HUD Notice PIH 2022-01 issued 1/31/22
- For the full 2018 IFC Code, as well as the Chapter 9 and 11 details regarding CO alarms or detectors, please visit <https://codes.iccsafe.org/content/IFC2018>