



NOTICE TO MSHDA FINANCED AND TAX CREDIT PROGRAM OWNERS AND PARTICIPANTS

Revised- MSHDA Inspection Requirements

Below you will find updated guidance that will be similar to that of HUD, ICC Fire Code, and NFPA 720. If you have any questions regarding these new requirements, please contact:

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CARBON MONOXIDE DETECTORS

This notice is to inform you that effective **January 1, 2020**, MSHDA 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.

Exceptions:

*Due to separate program guidance, units with Housing Choice Vouchers **ARE NOT** eligible to meet the exceptions listed below and must have CO Detectors installed in the above locations.

*To meet these exceptions CO Detectors must be hard wired with battery backup in the event a loss of power occurs. Also, the detectors must automatically transmit to an approved location or be interconnected with the smoke detectors. Approved locations must transmit directly to emergency services.

1. If there is a centrally located fuel burning appliance or fuel-burning fireplace within the building Carbon Monoxide detection shall not be required in dwelling units and sleeping units where a carbon monoxide detector is provided in the first room or area served by each main duct leaving the gas appliance.
2. Carbon Monoxide detection shall not be required in dwelling units and sleeping units without communicating openings between the fuel-burning appliance or fuel burning fireplace and the dwelling unit and sleeping unit. Communicating opening means a door, window, ducts or any other opening which allows air to be exchanged between a fuel-burning appliance or garage and a sleeping unit or dwelling unit.

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

CO detector installation/replacement is a Replacement Reserve eligible item.

Note: Owner verification form is not required for the exceptions. This form will no longer be in use.