



Home of Natural Beauty...A Good Place to Live

TOWN OF QUEENSBURY 742 BAY ROAD QUEENSBURY NY 12804 518 761 8206

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Notice of Emergency Rule Adoption

Effective June 27, 2015

Carbon Monoxide Alarms – Commercial Buildings

The Department of State adopted a rule that adds 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 or that have an attached garage.

DEFINITIONS:

COMMERCIAL BUILDING. The term “commercial building” means any new or existing building that is not a one-family dwelling, a two-family dwelling, or a building containing only townhouses.

EXISTING COMMERCIAL BUILDING. The term “existing commercial building” means a commercial building that was constructed prior to December 31, 2015.

NEW COMMERCIAL BUILDING. The term “new commercial building” means a commercial building that is not an existing commercial building.

GENERAL RULE: Carbon monoxide detection shall be provided in accordance with the provisions of this section 1228.4 in every commercial building that (i) contains any carbon monoxide source (including, but not limited to, any garage or any other motor-vehicle-related occupancy) and/or (ii) is attached to a garage and/or (iii) is attached to any other motor-vehicle-related occupancy. 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.



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Carbon monoxide alarms

Carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source, 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

Carbon monoxide alarms powered solely by a 10-year battery shall be permitted in (a) existing commercial buildings and (b) commercial buildings without commercial electric power

Carbon monoxide alarms shall be listed in accordance with UL 2034.

[A combination carbon monoxide / smoke alarm shall not be deemed to satisfy the requirements of this section 1228.4](#)

In new commercial buildings, where a carbon monoxide alarm is installed in a normally unoccupied detection zone, such carbon monoxide alarm shall be interconnected with a carbon monoxide alarm that is placed in an adjacent and normally occupied detection zone. An approved sign shall be placed in an approved location in the proximity of each carbon monoxide alarm installed in a normally occupied detection zone that is interconnected to one or more carbon monoxide alarms installed in one or more normally unoccupied detection zones. Such sign shall identify and describe the location of each normally unoccupied detection zone that contains any such interconnected carbon monoxide alarm.

Carbon monoxide 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. (h) Carbon monoxide detection systems. Carbon monoxide detection systems shall comply with this subdivision.

Carbon monoxide detection systems

Carbon monoxide detection systems shall comply with NFPA 720. Carbon monoxide detectors shall be listed in accordance with UL 2075

Carbon monoxide detectors (as that term is defined in NFPA 720) shall be installed in the locations specified in subdivisions (d) and (e) of this section 1228.4. In the event of a conflict between the carbon monoxide detector location requirements specified in subdivisions (d) and (e) of this section 1228.4 and the carbon monoxide detector location requirements specified in NFPA 720, the carbon monoxide detector location requirements specified in subdivisions (d) and (e) of this section 1228.4 shall control.

Combination carbon monoxide / smoke detectors installed in carbon monoxide detection systems shall be an acceptable alternative to carbon monoxide detectors provided such combination detectors are listed in accordance with UL 2075 and UL 268.



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Notification appliances (as that term is defined in NFPA 720) shall comply with NFPA 720. Notification appliances shall be provided in the locations specified in NFPA 720 or, in the alternative, in the locations specified in subdivisions (d) and (e) and paragraph (4) of subdivision (g) of this section 1228.4 as the required locations for carbon monoxide detection.

The power source for carbon monoxide detection systems shall comply with NFPA 720.

All carbon monoxide detection systems installed in accordance with subdivision (h) of this Section 1228.4 shall have off-premises signal transmission in accordance with NFPA 720.

All carbon monoxide detection systems in new commercial buildings that are required by section 903 or section 907 of the 2010 FCNYS to have a fire alarm control panel installed shall have off-premises signal transmission in accordance with NFPA 720.

Carbon monoxide detection systems shall not activate a fire signal to a fire alarm control panel.

Carbon monoxide detection systems shall not activate any notification appliance that announces a fire alarm or any other alarm that is not distinctive from a fire notification as required by NFPA 72.

Where notification of carbon monoxide detection system is permitted to be transmitted to approved locations, at least one approved notification appliance shall be provided within every building that transmits a signal to an approved location.