

TITLE: CARBON MONOXIDE DETECTOR
VERSION: VI.3
DATE PUBLISHED: 7/31/20

DEFINITION: Device that detects elevated levels of carbon monoxide and signals via auditory or visual alarm in order to prevent carbon monoxide poisoning.

PURPOSE: Detect and signal elevated carbon monoxide levels to prevent poisoning.

NAME VARIANTS: Carbon monoxide alarm; CO detector; CO alarm

COMMON MATERIALS: Plastic

COMMON COMPONENTS: Sensor; Power source or battery; Casing; Wiring; Base; Alarm or alarm circuit; Light; LCD panel or visual display; Microprocessor; Circuit board

LOCATION:

<input checked="" type="checkbox"/>	Unit	- Within 15 feet of sleeping areas. - Within 15 feet of a fuel-fired or combustion appliance. - Within 15 feet of an attached garage. - In bedroom where a fuel fired appliance is located.
<input checked="" type="checkbox"/>	Inside	- Within 15 feet of a fuel-fired or combustion appliance.
<input type="checkbox"/>	Outside	None

MORE INFORMATION: None

DEFICIENCY 1: Carbon monoxide detector is missing, not installed, or not installed in proper location
LOCATION: Unit Inside

DEFICIENCY 2: Carbon monoxide detector is obstructed
LOCATION: Unit Inside

DEFICIENCY 3: Carbon monoxide detector does not produce audio or visual alarm when tested
LOCATION: Unit Inside

DEFICIENCY I — UNIT: CARBON MONOXIDE DETECTOR IS MISSING, NOT INSTALLED, OR NOT INSTALLED IN PROPER LOCATION

DEFICIENCY CRITERIA: Carbon monoxide detector is missing (i.e., evidence of prior installation, but now not present or is incomplete).
 OR
 Carbon monoxide detector was not installed (i.e., never installed, but should have been).
 OR
 Carbon monoxide detector is not present in the following locations:

- Within 15 feet of sleeping areas in a unit.
- Within 15 feet of a fuel-fired or combustion (i.e., gas, wood, oil) appliance (e.g., furnace, water heater, fireplace, stove/range).
- Within 15 feet of an attached garage in the unit.
- In bedroom where a fuel fired appliance (e.g., fireplace) is located.

HEALTH AND SAFETY DETERMINATION: Life-Threatening This is a life-threatening issue requiring a 24-hour repair, correction, or act of abatement.
CORRECTION TIMEFRAME: 24 hours
HCV — CORRECTION TIMEFRAME: 24 hours

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Indirect	Condition could affect resident's mental, or physical, or psychological state.	If carbon monoxide detector is not present and there is carbon monoxide leak, then the health of the resident may be at risk due to potential carbon monoxide poisoning.
R2	Safety	Indirect	Resident could be injured because of this condition.	If carbon monoxide detector is not present and there is carbon monoxide leak, then the safety of the resident may be at risk due to potential carbon monoxide poisoning.
R6	Usability or Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If carbon monoxide detector is not present, then resident may not be able to use a feature that is expected to be provided and maintained as part of the rent.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If carbon monoxide detector is not present, then it will likely be observed during routine maintenance activities and the presence of this defect may indicate self-generated work orders are not being addressed.

INSPECTION PROCESS:

OBSERVATION: - Check for the presence of a carbon monoxide detector on walls, ceilings, closets, basements, and stairwells.

REQUEST FOR HELP: - Ask POA to identify the location of any fuel-fired or combustible appliance or if the garage shares a common wall, ceiling, or floor with the unit.

ACTION: - Confirm carbon monoxide detector is present.

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight

DEFICIENCY I — INSIDE: CARBON MONOXIDE DETECTOR IS MISSING, NOT INSTALLED, OR NOT INSTALLED IN PROPER LOCATION

DEFICIENCY CRITERIA: Carbon monoxide detector is missing (i.e., evidence of prior installation, but now not present or is incomplete).
 OR
 Carbon monoxide detector was not installed (i.e., never installed, but should have been).
 OR
 Carbon monoxide detector is not present in the following locations:
 - Within 15 feet of a fuel-fired or combustion (i.e., gas, wood, oil) appliance (e.g., furnace, water heater, fireplace, stove/range).

HEALTH AND SAFETY DETERMINATION: Life-Threatening This is a life-threatening issue requiring a 24-hour repair, correction, or act of abatement.
CORRECTION TIMEFRAME: 24 hours
HCV — CORRECTION TIMEFRAME: 24 hours

RATIONALE:

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R1	Health	Indirect	Condition could affect resident's mental, or physical, or psychological state.	If carbon monoxide detector is not present and there is carbon monoxide leak, then the health of the resident may be at risk due to potential carbon monoxide poisoning.
R2	Safety	Indirect	Resident could be injured because of this condition.	If carbon monoxide detector is not present and there is carbon monoxide leak, then the safety of the resident may be at risk due to potential carbon monoxide poisoning.
R6	Usability or Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If carbon monoxide detector is not present, then resident may not be able to use a feature that is expected to be provided and maintained as part of the rent.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If carbon monoxide detector is not present, then it will likely be observed during routine maintenance activities and the presence of this defect may indicate self-generated work orders are not being addressed.

INSPECTION PROCESS:

- OBSERVATION:** - Check for the presence of a carbon monoxide detector on walls, ceilings, closets, basements, and stairwells.
REQUEST FOR HELP: - Ask POA to identify the location of any fuel-fired or combustible appliance.
ACTION: - Confirm carbon monoxide detector is present.

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight

DEFICIENCY 2 — UNIT: CARBON MONOXIDE DETECTOR IS OBSTRUCTED

DEFICIENCY CRITERIA: Carbon monoxide detector is obstructed

HEALTH AND SAFETY DETERMINATION: Life-Threatening This is a life-threatening issue requiring a 24-hour repair, correction, or act of abatement.
 CORRECTION TIMEFRAME: 24 hours
 HCV — CORRECTION TIMEFRAME: 24 hours

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Indirect	Condition could affect resident’s mental, or physical, or psychological state.	If carbon monoxide detector is obstructed and there is a carbon monoxide leak, then the resident’s health may be at risk.
R2	Safety	Indirect	Resident could be injured because of this condition.	If carbon monoxide detector is obstructed and there is a carbon monoxide leak, then the resident may not be alerted.
R6	Usability or Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If carbon monoxide detector is obstructed, then resident may not be able to use a feature that is expected to be provided and maintained as part of the rent.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If carbon monoxide detector is obstructed, then it will likely be observed during routine maintenance activities and the presence of this defect may indicate self-generated work orders are not being addressed.

INSPECTION PROCESS:

- OBSERVATION: - Look for presence of a carbon monoxide detector.
- REQUEST FOR HELP: - None
- ACTION: - Determine if carbon monoxide detector is covered by a foreign object (e.g., plastic bag, shower cap, zip-tie, paint, tape).
- More Information: - A combination smoke and CO alarm should be evaluated under both the CO detector and smoke alarm standards.

TOOLS OR EQUIPMENT:

- REQUIRED: - None
- USEFUL: - Flashlight

DEFICIENCY 2 — INSIDE: CARBON MONOXIDE DETECTOR IS OBSTRUCTED

DEFICIENCY CRITERIA: Carbon monoxide detector is obstructed

HEALTH AND SAFETY DETERMINATION: Life-Threatening This is a life-threatening issue requiring a 24-hour repair, correction, or act of abatement.
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CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Indirect	Condition could affect resident's mental, or physical, or psychological state.	If carbon monoxide detector is obstructed and there is a carbon monoxide leak, then the resident's health may be at risk.
R2	Safety	Indirect	Resident could be injured because of this condition.	If carbon monoxide detector is obstructed and there is a carbon monoxide leak, then the resident may not be alerted.
R6	Usability or Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If carbon monoxide detector is obstructed, then resident may not be able to use a feature that is expected to be provided and maintained as part of the rent.
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INSPECTION PROCESS:

- OBSERVATION: - Look for presence of a carbon monoxide detector.
 REQUEST FOR HELP: - None
 ACTION: - Determine if carbon monoxide detector is covered by a foreign object (e.g., plastic bag, shower cap, zip-tie, paint, tape).
 More Information: - A combination smoke and CO alarm should be evaluated under both the CO detector and smoke alarm standards.

TOOLS OR EQUIPMENT:

- REQUIRED: - None
 USEFUL: - Flashlight

DEFICIENCY 3 — UNIT: CARBON MONOXIDE DETECTOR DOES NOT PRODUCE AUDIO OR VISUAL ALARM WHEN TESTED

DEFICIENCY CRITERIA: Carbon monoxide detector does not produce audio or visual alarm when tested.

HEALTH AND SAFETY DETERMINATION: Life-Threatening This is a life-threatening issue requiring a 24-hour repair, correction, or act of abatement.

CORRECTION TIMEFRAME: 24 hours

HCV — CORRECTION TIMEFRAME: 24 hours

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Indirect	Condition could affect resident’s mental, or physical, or psychological state.	If carbon monoxide detector does not produce alarm, and there is carbon monoxide leak, then the health and safety of the resident could be at risk as they may not be alerted.
R2	Safety	Indirect	Resident could be injured because of this condition.	If carbon monoxide detector does not produce alarm, and there is carbon monoxide leak, then the health and safety of the resident could be at risk as they may not be alerted.
R6	Usability or Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If carbon monoxide detector does not produce audio or visual alarm, then resident may not be able to use a feature that is expected to be provided and maintained as part of the rent.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If carbon monoxide detector does not produce audio or visual alarm, then it will likely be observed during routine maintenance activities and the presence of this defect may indicate self-generated work orders are not being addressed as carbon monoxide detectors should be tested monthly and batteries changed yearly.

INSPECTION PROCESS:

OBSERVATION:

- Look at carbon monoxide detector to find a test button; if no test button is present, disregard this deficiency.
- Look to see if light on carbon monoxide detector flashes, strobes, or changes pattern in any way.
- Listen to hear if an alarm is emitted from the carbon monoxide detector.

REQUEST FOR HELP: - If test button is over 8 feet high, may ask POA to press test button.

ACTION: - If test button is less than 8 feet high, press test button.

More Information:

- If batteries are dead, then CO detector should be evaluated under this deficiency.
- Any CO detector that is present should be evaluated under this deficiency.
- May utilize tool to press test button.

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight; Telescoping pole or ladder

DEFICIENCY 3 — INSIDE: CARBON MONOXIDE DETECTOR DOES NOT PRODUCE AUDIO OR VISUAL ALARM WHEN TESTED

DEFICIENCY CRITERIA: Carbon monoxide detector does not produce audio or visual alarm when tested.

HEALTH AND SAFETY DETERMINATION: Life-Threatening This is a life-threatening issue requiring a 24-hour repair, correction, or act of abatement.

CORRECTION TIMEFRAME: 24 hours

HCV — CORRECTION TIMEFRAME: 24 hours

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Indirect	Condition could affect resident’s mental, or physical, or psychological state.	If carbon monoxide detector does not produce alarm, and there is carbon monoxide leak, then the health and safety of the resident could be at risk as they may not be alerted.
R2	Safety	Indirect	Resident could be injured because of this condition.	If carbon monoxide detector does not produce alarm, and there is carbon monoxide leak, then the health and safety of the resident could be at risk as they may not be alerted.
R6	Usability or Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If carbon monoxide detector does not produce audio or visual alarm, then resident may not be able to use a feature that is expected to be provided and maintained as part of the rent.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If carbon monoxide detector does not produce audio or visual alarm, then it will likely be observed during routine maintenance activities and the presence of this defect may indicate self-generated work orders are not being addressed as carbon monoxide detectors should be tested monthly and batteries changed yearly.

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TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight; Telescoping pole or ladder

SUMMARY OF CHANGES

TITLE: CARBON MONOXIDE DETECTOR
VERSION: VI.3
DATE PUBLISHED: 7/31/20

FIELD	CHANGE	VERSION	DATE
Overall Formatting	Complete rework of document format and layout	VI.3	2020-07-31
Definition	Revised definition	VI.3	2020-07-31
Purpose	Field added	VI.3	2020-07-31
Common Materials	Revised common materials	VI.3	2020-07-31
Common Components	Revised common components	VI.3	2020-07-31
Location	Revised inspectable locations	VI.3	2020-07-31
More Information	Field added	VI.3	2020-07-31
Deficiency 1	Separated by inspectable locations – Unit and Inside	VI.3	2020-07-31
Title	Revised title; added inspectable locations		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Revised to “Life-Threatening” determination; added standardized description		
Correction Timeframe	Field added; response input as “24 hours”		
HCV – Correction Timeframe	Field added; response input as “24 hours”		
Rationale	Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Revised observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency; response revised		
Deficiency 2	Separated by inspectable locations – Unit and Inside	VI.3	2020-07-31
Title	Revised title; added inspectable locations		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Revised to “Life-Threatening” determination; added standardized description		
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	VI.3
	2020-07-31
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