

TITLE: [CARBON MONOXIDE ALARM](#)

VERSION: V2.1

DATE PUBLISHED: 4/2/21

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: None

COMMON MATERIALS: None

COMMON COMPONENTS: None

LOCATION: Unit Where required as described in the Deficiency Criteria
 Inside Where required as described in the Deficiency Criteria
 Outside None

MORE INFORMATION: This is not a replacement for a code inspection. All requirements of IFC Sections 915 and 1103 must be met, even though only the criteria listed herein will be inspected for in a NSPIRE inspection. Local or state code will take precedence over HUD requirements if that code is more protective than the HUD requirements, with documentation and approval.

DEFICIENCY 1: Carbon monoxide detector is missing, not installed, or not installed in a 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 A PROPER LOCATION.

DEFICIENCY CRITERIA: Carbon monoxide detector is missing (i.e., evidence of prior installation, but is now not present or is incomplete).
 OR
 Carbon monoxide alarm is not present in each Unit that contains or is served by a fuel-burning appliance or a fuel-burning fireplace.
 OR
 Carbon monoxide alarm is not present in each sleeping area (e.g., bedroom) that contains a fuel-burning appliance or a fuel-burning fireplace.
 OR
 Carbon monoxide alarm is not in the immediate vicinity of the bedroom(s), if a Unit contains or is served by a fuel-burning appliance or fuel-burning fireplace, and the bedroom is not served by a fuel-burning appliance or fuel-burning fireplace.
 OR
 Carbon monoxide alarm is not present in each Unit, including in the immediate vicinity of the bedroom(s), for Units with communicating openings between a private garage and the Unit and bedroom(s).
 OR
 Carbon monoxide alarm is not present within a bedroom where a fuel-burning appliance is located within that bedroom's attached bathroom.

HEALTH AND SAFETY DETERMINATION: Life-Threatening The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to resident.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

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 a carbon monoxide detector is missing, not installed, or not installed in the proper location and there is an elevated level of carbon monoxide in the Unit, then the health of the resident may be at risk due to potential carbon monoxide poisoning.
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 a carbon monoxide detector is missing, not installed, or not installed in proper location, then this will likely be observed during routine maintenance activities, and the presence of this deficiency may indicate self-generated work orders are not being addressed.

INSPECTION PROCESS:

- OBSERVATION:** - Check for the presence of a carbon monoxide detector on walls or ceilings.
- REQUEST FOR HELP:** - Ask the POA to identify the location of any fuel-fired or combustible appliance in, or if the garage shares communicating opening(s) with, the unit or sleeping area.
- ACTION:** - Confirm the carbon monoxide detector is present where required.
- More Information:** - None

TOOLS OR EQUIPMENT:

- REQUIRED:** - None
- USEFUL:** - Flashlight
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DEFICIENCY I — INSIDE: CARBON MONOXIDE DETECTOR IS MISSING, NOT INSTALLED, OR NOT INSTALLED IN A 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 is not present in each classroom (including childcare centers, community centers, preschools, etc.) that contains or is served by a fuel-burning appliance or a fuel-burning fireplace.
 OR
 Carbon monoxide detector is not present in each classroom (including childcare centers, community centers, preschools, etc.) with communicating openings between a private garage and the classroom.
 OR
 Carbon monoxide alarm is not present in each sleeping area (e.g., places where children sleep in a daycare facility) that contains a fuel-burning appliance or a fuel-burning fireplace.

HEALTH AND SAFETY DETERMINATION: Life-Threatening The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to resident.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

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 a carbon monoxide detector is missing, not installed, or not installed in the proper location and there is an elevated level of carbon monoxide in the area, then the health of the resident may be at risk due to potential carbon monoxide poisoning.
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 a carbon monoxide detector is missing, not installed, or not installed in proper location, then this will likely be observed during routine maintenance activities, and the presence of this deficiency may indicate self-generated work orders are not being addressed.

INSPECTION PROCESS:

- OBSERVATION: - Check for the presence of a carbon monoxide detector on walls or ceilings.
- REQUEST FOR HELP: - Ask the POA to identify the location of any fuel-fired or combustible appliance in, or if the garage shares communicating opening(s) with, the classroom or sleeping area.
- ACTION: - Confirm carbon monoxide detector is present where required.
- 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 The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to resident.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL Fail

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 a 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 a 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 a carbon monoxide detector is obstructed, then the 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 a carbon monoxide detector is obstructed, then this will likely be observed during routine maintenance activities and the presence of this deficiency 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 the 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 Carbon Monoxide 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 The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to resident.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL Fail

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 a carbon monoxide detector is obstructed and there is a carbon monoxide leak, then the resident's health may be at risk.
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 a carbon monoxide detector is obstructed, then this will likely be observed during routine maintenance activities and the presence of this deficiency may indicate self-generated work orders are not being addressed.

INSPECTION PROCESS:

OBSERVATION: - Look for the presence of a carbon monoxide detector.

REQUEST FOR HELP: - None

ACTION: - Determine if the 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 Carbon Monoxide 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 an audio or visual alarm when tested.

HEALTH AND SAFETY DETERMINATION: Life-Threatening The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to resident.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL Fail

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 a carbon monoxide detector does not produce an audio or visual 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.
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 a carbon monoxide detector does not produce an audio or visual alarm, then this will likely be observed during routine maintenance activities, and the presence of this deficiency 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 the carbon monoxide detector to find a test button; if no test button is present, disregard this deficiency.
 - Look to see if the light on the 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 the test button is over 8 feet high, you may ask the POA to press test button.

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

More Information: - If the batteries are dead, then the CO detector should be evaluated under this deficiency.
 - Any CO detector that is present should be evaluated under this deficiency.
 - May utilize a tool to press the 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 an audio or visual alarm when tested.

HEALTH AND SAFETY DETERMINATION: Life-Threatening The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to resident.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL Fail

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 a carbon monoxide detector does not produce an audio or visual 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.
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 a carbon monoxide detector does not produce an audio or visual alarm, then this will likely be observed during routine maintenance activities, and the presence of this deficiency 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 the carbon monoxide detector to find a test button; if no test button is present, disregard this deficiency.
 - Look to see if the light on the 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 the test button is over 8 feet high, you may ask the POA to press test button.

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

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

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight; Telescoping pole or ladder

SUMMARY OF CHANGES

TITLE: CARBON MONOXIDE ALARM
VERSION: V2.1
DATE PUBLISHED: 4/2/21

FIELD	CHANGE	VERSION	DATE
Title	Revised title to "Carbon Monoxide Alarm"	V2.1	2021-04-02
Name Variants	Revised to "None"	V2.1	2021-04-02
Common Materials	Revised to "None"	V2.1	2021-04-02
Common Components	Revised to "None"	V2.1	2021-04-02
Location		V2.1	2021-04-02
Unit	Revised description		
Inside	Revised description		
More Information	Revised response	V2.1	2021-04-02
Deficiency 1		V2.1	2021-04-02
Deficiency Criteria	Unit & Inside: Revised deficiency criteria		
Inspection Process	Unit & Inside: Revised Observation, Request for Help, and Action		
Rationale	Unit & Inside: Revised rationales and explanations		
Deficiency 2		V2.1	2021-04-02
Rationale	Inside: Revised rationales and explanations		
Deficiency 2		V2.1	2021-04-02
Rationale	Unit & Inside: Revised rationales and explanations		
Deficiency 3		V2.1	2021-04-02
Rationale	Unit & Inside: Revised rationales and explanations		
Deficiency 1		V2.0	2020-10-28
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		

Rationale	Copy edits		
Deficiency 2		V2.0	2020-10-28
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copy edits		
Deficiency 3		V2.0	2020-10-28
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copy edits		
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		
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 3	Separated by inspectable locations – Unit and Inside	VI.3	2020-07-31
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	Added more information		
Tools or Equipment	Field added to deficiency; response revised		