

SECTION 1 OF ORDINANCE:

4.01 General Standards:

All new and existing *rental units* shall meet the standards set forth in the Property Maintenance Code, incorporating by reference the edition of the International Property Maintenance Code together with the revisions and amendments thereto that were most recently adopted by the Mayor and Council. As of the effective date of this Ordinance, the Mayor and Council have adopted the 2012 edition of the International Property Maintenance Code, subject to the following revisions and amendments:

- *Section 101.1 Insert: City of Frostburg*
- *Section 103.4 Insert: Municipal Fine Schedule*
- *Section 112.4 Fine – Insert: Min and Max*
- *Section 304.14 Insert: May 15 to Sept 15 (Insect Screens)*
- *Section 602.3 Insert: October 1 to May 1 (Heat Supply)*
- *Section 602.4 Insert: October 1 to May 1 (Heat Supply)*
- *Sections 704.2 and 7.03: See Section 4.02 of this ordinance*
- *Delete Section 111 Appeal and replace with Section 4.03 of this ordinance*
- *Add Section 1.07 Definitions to Chapter 2, Definitions*
- *Replace Violations with Section 2.05 of this ordinance*

4.02 Fire Safety:

The ~~following~~ Fire and ~~s~~Safety measures in this section are ~~required~~ in addition to the Fire Safety Requirements of the International Property Maintenance Code (i.e., sections 704.2 and 704.3). In the event of any conflict between the requirements of this section and the requirements of the International Property Maintenance Code, the terms of this section shall control.

a. Smoke ~~Detectors~~Alarms:

- ~~i~~1. All *rental units* shall have at least one (1) Underwriters Laboratories-approved AC-powered smoke ~~detector~~alarm with a battery backup installed (an “AC-Powered Alarm”) on each floor of a dwelling, including basement levels.

~~(a) Smoke detectors are to be installed within six (6) inches of the ceiling if mounted on the wall.~~

~~(b) Required smoke detectors shall be located outside of a bedroom in a central location or common area to protect the primary means of egress from a rental unit.~~

~~(c) ii. (b) _____ Areas within a rental unit consisting of a space substantially separated from an area containing an existing approved smoke detector AC-Powered Alarm or otherwise isolated from an area protected by an approved smoke detector AC-Powered Alarm as determine by the Inspector shall may, in the reasonable discretion of the Inspector, -be required to have additional smoke ~~detectors~~alarms (i.e., AC-Powered Alarms or 10-year sealed battery smoke alarms “Battery-Powered Alarms”) installed in excess of one (1) AC-Powered Alarm ~~smoke detector~~ per floor.~~

iii. All smoke alarms (i.e., AC-Powered Alarms and Battery-Powered Alarms) shall be installed within six (6) inches of the ceiling if mounted on the wall.

~~2. All smoke detectors within a rental unit must be interconnected so that all detectors within the unit sound if any of them are activated.~~

~~3. Adjoining rental units in a rental property not furnished with approved fire and smoke separation assemblies shall be required to interconnect smoke detectors between units.~~

~~4. All newly created rental units, all substantially remodeled, enlarged, expanded, or upgraded rental units, or all rewired rental units shall meet all applicable code requirements, including creating interconnected smoke detectors.~~

~~3. Any person or persons identified as tampering, removing or vandalizing any life safety device or equipment (i.e. smoke alarms, fire alarm systems, sprinkler systems, standpipe system, etc.) shall be subject to a Municipal Citation of \$500.00.~~

~~5. iv. Smoke alarms shall be kept and maintained in good operating condition. Inoperable smoke alarms shall be repaired or replaced within three (3) days of written notice from the Inspector. However, if there isn't a functional smoke alarm in a single-level rental unit or a level of a multi-level rental unit, the smoke alarm shall be repaired or replaced within twenty-four (24) hours of written notice from the Inspector.~~
~~4. Any inoperable smoke detectors shall be repaired or replaced within three (3) days of notice of defect. In the instance of the absence of any functional~~

~~smoke detector in a unit or the absence of any functional smoke detector on a level of a multi-level rental unit, the smoke detector shall be repaired or replaced within 24 hours.~~

6.5.b. Carbon monoxide alarms

~~Carbon monoxide alarms with 120V power and battery backup must be installed in rental units with attached garages or fuel-fired appliances or heating sources. The alarms shall be located in the vicinity of the subject equipment or the entry door to a habitable area. Such alarms must be interconnected with approved smoke alarm systems. In rental units containing attached garages or units with fuel-fired appliances or heating sources, a carbon monoxide detector with 120V power and battery backup shall be installed in the vicinity of the subject equipment or entry door to a habitable area and interconnected with an approved smoke detector system.~~

c. 6.5. Fire Extinguishers

- i. Every rental unit shall contain not less than one (1) fire extinguisher, 2.5 pound charge, approved by Underwriters Laboratories for combating Class A, B, and C fires.
- ii. Fire extinguishers must be mounted in plain sight on a wall in, or, readily accessible to the kitchen area, except that the location of fire extinguishers regulated and approved by the State Fire Marshal for multi-family rental properties will be acceptable.

d. Tampering with Life Safety Devices

~~Any person who tampers with, removes without immediately replacing or vandalizes any life safety device (i.e., a smoke alarm, carbon monoxide alarm, fire extinguisher, fire alarm and/or carbon monoxide alarm system, sprinkler system, standpipe system, and similar safety devices and systems) shall be guilty of a municipal infraction and shall be subject to the penalties provided in this Code.~~

SECTION 2 OF ORDINANCE: Any person found guilty of violating 4.02(d) shall be subject to a fine of \$1,000.00. The schedule of fines for municipal infractions (presently Section 2-12 of the City Code) shall be amended as follows: