

City of Frostburg Policy

4.02 – Fire Safety

The following Fire and Safety measures are required in addition to the Fire Safety Requirements of the International Property Maintenance Code:

1. All rental units shall have at least one (1) Underwriters Laboratories-approved AC-powered smoke detector with a battery backup installed 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) In each room used for sleeping purposes

(d) Areas within a rental unit consisting of a space substantially separated from an area containing an existing approved smoke detector or otherwise isolated from an area protected by an approved smoke detector as determine by the Inspector shall be required to have additional smoke detectors installed in excess of one (1) smoke detector per floor.

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.

This can be achieved through hardwire interconnection (120V), the use of Wireless Radio Frequency(RF) interconnection, Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm. (IPMC [F] 704.6.2). The use of internet-based interconnection is prohibited.

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.

Option 1 - 3. All units in a multi-unit rental property shall be required to interconnect smoke detectors between units so that all detectors within all units sound upon activation of one alarm.

Option 2 - 3. Adjoining rental units in a rental property that has been converted from single family home to a multi-unit rental shall be required to interconnect smoke detectors between units so that all detectors within all units sound upon activation of one alarm.

Option 3 - 3. Deletion of requirement

Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm. (IPMC [F] 704.4). The use of internet-based interconnection is prohibited.

4. Any existing battery-operated smoke alarm within a rental unit that is ten (10) years old; (ten (10) years form the date of manufacture indicated on label) shall be replaced with a sealed smoke

alarm with long life batteries. It is never acceptable to remove required hardwired A/C smoke alarms and replace with any type of battery only device.

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

4. 6. 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.- **Hardwired A/C**

5. 7. Any inoperable smoke detectors shall be repaired or replaced within three (3) days **24 hrs.** of notice of defect.

6. 8. 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.

2012 IPMC Code – (City of Frostburg Follows)

[F]

704.2 Smoke alarms.

Single- or multiple-station smoke alarms shall be installed and maintained in Group R or I-1 occupancies, regardless of occupant load at all of the following locations:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of *bedrooms*.
2. In each room used for sleeping purposes.
3. In each story within a *dwelling unit*, including *basements* and cellars but not including crawl spaces and uninhabitable attics. In dwellings or *dwelling units* with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

[F] 704.3 Power source.

In Group R or I-1 occupancies, single-station smoke alarms shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection.

Exception: Smoke alarms are permitted to be solely battery operated in buildings where no construction is taking place, buildings that are not served from a commercial power source and in existing areas of buildings undergoing alterations or repairs that do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for building wiring without the removal of interior finishes.

[F] 704.4 Interconnection.

Where more than one smoke alarm is required to be installed within an individual *dwelling unit* in Group R or I-1 occupancies, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm. The alarm shall be clearly audible in all *bedrooms* over background noise levels with all intervening doors closed.

Exceptions:

1. Interconnection is not required in buildings which are not undergoing alterations, repairs or construction of any kind.
2. Smoke alarms in existing areas are not required to be interconnected where alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or *basement* available which could provide access for interconnection without the removal of interior finishes.