

Mandatory Carbon Monoxide Detectors

“Amanda’s Law” – Effective February 22, 2010

Greater Rochester Association of REALTORS® Government Affairs Department
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New Carbon Monoxide Law – “Amanda’s Law” went into effect February 22, 2010

Amanda’s Law is named after Amanda Hansen. The 16-year-old West Seneca (NY) girl died of carbon monoxide poisoning on January 17, 2009, while at a sleepover at a friend’s house. A malfunctioning boiler that emitted carbon monoxide is the probable cause of her death.

This law requires you to have a carbon monoxide detector within each dwelling unit or sleeping unit where a carbon monoxide source is located or garage is attached, regardless of the year built and regardless of whether or not the dwelling is up for sale. “Amanda’s Law” is an expansion of the 2002 law signed by then-Governor Pataki that required carbon monoxide detectors to be installed at the point of sale for existing or new construction dwellings; now ALL residential dwellings must have them similar to the smoke detector law.

Exception: Compliance with this law is not required where no carbon monoxide source is located within or attached to the structure. However, compliance with this law is required if any carbon monoxide source is subsequently located within or attached to the structure. Refer to ‘carbon monoxide source’ listed in the definitions below.

Buildings constructed ON OR AFTER January 1, 2008, a carbon monoxide alarm shall be installed in each of the following locations:

1. Within each dwelling unit or sleeping unit, on each story having a sleeping area.
2. Within each dwelling unit or sleeping unit, on each story where a carbon monoxide source is located.

When more than one carbon monoxide alarm is required to be installed within an individual dwelling unit, the alarms shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all sleeping areas over background noise levels with all intervening doors close.

One carbon monoxide alarm installed on a story of a dwelling unit or sleeping unit having both a sleeping area and a carbon monoxide source shall suffice for that story within that dwelling unit or sleeping unit.

Buildings constructed BEFORE January 1, 2008, a carbon monoxide alarm shall be installed in each of the following locations:

1. Within each dwelling unit or sleeping unit, on the lowest story having a sleeping area.

All carbon monoxide alarms shall be listed and labeled as complying with UL 2034 or CAN/CSA 6.19, and shall be installed in accordance with the manufacturer’s installation instructions and this code.

Prohibited locations: Carbon monoxide alarms shall not be located within or near the openings to garages, bathrooms or furnace rooms. Carbon monoxide alarms shall also not be located in or near locations specified as ‘prohibited,’ ‘not recommended’ or the like in the manufacturer’s installation instructions.

DEFINITIONS:

- The term ‘carbon monoxide source’ includes fuel fired appliances, equipment, devices and systems; solid fuel burning appliances, equipment, devices and systems; all other appliances, equipment, devices and systems that may emit carbon monoxide; fireplaces; garages; and all other motor vehicle-related occupancies.
- The term ‘dwelling unit’ means a single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.
- The term ‘sleeping area’ means a room or space in which people sleep.
- The term ‘sleeping unit’ means a room or space in which people sleep, which can also include permanent provisions for living, eating, and either sanitation or kitchen facilities but not both. Such rooms and spaces that are also part of a dwelling unit are not sleeping units.