

ORDINANCE NO. ORD-23-11

First Reading: March 20, 2023
Public Hearing: April 3, 2023

Approved:
Published:
Effective:

CHAPTER 105
(HOUSING CODE)

AN ORDINANCE TO AMEND SECTION 8:527 OF CHAPTER 105 (HOUSING CODE) OF TITLE VIII (BUILDING REGULATIONS) OF THE CODE OF THE CITY OF ANN ARBOR

The City of Ann Arbor Ordains:

Section 1. That Section 8:527 of Chapter 105 (Housing Code) of Title VIII (Building Regulations) of the Code of the City of Ann Arbor be amended as follows:

8: 527. Smoke, and fire detection, and carbon monoxide detection devices.

- (1) No person shall let to another for occupancy any dwelling or dwelling units which are not equipped with:
 - (a) Smoke or fire detectors, or with an automatic fire alarm system. The type, number, and location of the detectors of alarm systems must be approved by the Building Official in accordance with the standards contained in the International Fire Code as set forth in Chapter 111. ~~section 72 and 74 of the National Fire Code. The owner is responsible for assuring that the detectors and devices are maintained in good operating condition, and residents shall be responsible for informing the landlord if and when the device becomes inoperative. Batteries in battery-operated detectors shall be replaced so that the device is always operative.~~
 - (b) Carbon monoxide detectors, in single and two-family dwellings that contain a fuel-fired appliance or have an attached garage with a common door, regardless of the year the dwelling was constructed. In each individual dwelling unit, there shall be a minimum of one detector on each story and there shall be a detector installed outside of each separate sleeping area in the immediate vicinity of the bedrooms. All detectors shall be UL listed.

Multiple-dwellings shall comply with the carbon monoxide detection requirements contained in the International Fire Code as set forth in Chapter 111, regardless of the year the dwelling was constructed. All detectors shall be UL listed.
- (2) The owner is responsible for assuring that the detectors and devices are maintained in good operating conditions and have working batteries. Residents shall be responsible for informing the landlord if and when the device becomes inoperable or the batteries need replacing. Batteries in battery-operated detectors shall be

replaced so that the device is always operable. At every change of tenant in every dwelling unit, smoke and carbon monoxide detectors shall be tested to ensure they are in operable condition.

- (3) It shall be unlawful for anyone to willfully disable or render inoperable a smoke, fire, or carbon monoxide detection device or system.
- (4) Violations of Sections (1) and (2) shall constitute a civil infraction punishable by a fine of not more than \$500. Violations of Section 3 shall constitute a misdemeanor, punishable by 90 days in jail and/or a \$500 fine.

Section 2. This Ordinance shall take effect on the ninety-first day after publication.