

Hi Kristen,

Could you please add this as a written communication to the Renters Commission for visibility.

Thank you.

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Travis Radina  
Ann Arbor Mayor Pro Tem | Councilmember, Ward 3  
(he|him|his)

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**Date:** Thursday, February 16, 2023 at 12:02 PM  
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**Cc:** City Council <[CityCouncil@a2gov.org](mailto:CityCouncil@a2gov.org)>  
**Subject:** Carbon Monoxide Detectors in Rental Housing

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Council Member Radina

I'm commenting on CO detectors in advance of your RC meeting tonight. As we discussed previously, many insurers of rental property already require CO detectors in some instances. So, many housing providers are already providing these safety devices and it is reasonable to provide them in some instances.

There are important points to my critique on the RC's push on this issue.

1.) This is a reaction, to be placed on rental housing, based on a death that happened at a hotel. Not everything that happens in the world needs to be the basis for the next assault on rental housing providers. Is the RC mounting a similar movement to require more of providers who Rent out hotel rooms? The R in RC is for Renter's right? This would feel less like scapegoating if all types of rented lodging were targeted.

2.) CO detectors should not be required for building types where the combustion unit resides outside an apartment and heat is not delivered into units by air ducts (think wet baseboard heating systems - boilers). In these cases the building department has approved and inspected fire rated construction assemblies that separate the boiler room from the apartments. Further, the Rental Housing Inspection Department inspects these fire rated assemblies to make sure they are intact every 2.5 years. This type

of construction is similar to the hotel accident, but to be exact, the person who died was a worker inside the boiler room - not in a hotel room.

3.) If the addition of a CO detector Requirement is to be made then residents must be responsible for the maintenance of the battery or the reporting of the need for detector maintenance to management. This is already the case with smoke detectors and consistency on maintenance is very important. Residents are continuously in the best position to know the condition of the appliance and are capable of disabling it at any time.

4.) The five year furnace clean and check requirement is the result of death at Hidden Valley Apartments on S State St. about 25 years ago. Here again the requirement is only marginally related to the events that led to the death. A tenant placed dirty laundry in front of fresh air make up in a furnace closet the day before they succumbed to CO poisoning. A once in five years clean and check wouldn't have saved them. I think that the addition of CO detectors, if passed, should be accompanied by either elimination of, or more time, on the clean and check requirement. I think Chris MacFarland may be in agreement with this concept. You should hear from him in addition to people at the fire department in the course of making this decision.

Thanks for listening.

Chris [REDACTED]  
President, WA3

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