Legislation Details (With Text)

File #:	23-0491	**Version:**	1	**Name:**	3/20/23 Carbon Monoxide Ordinance Revisions to CH 105 (Housing Code)
Type:	Ordinance			**Status:**	Passed
File created:	3/20/2023			**In control:**	City Council
On agenda:	4/3/2023			**Final action:**	4/3/2023
Enactment date:	4/3/2023			**Enactment #:**	ORD-23-11

Title: An Ordinance to Amend Section 8:527 of Chapter 105 (Housing Code) of Title VIII (Building Regulations) of the Ann Arbor City Code (ORD-23-11)

Sponsors: Jennifer Cornell, Dharma Akmon, Travis Radina, Ayesha Ghazi Edwin, Cynthia Harrison, Erica Briggs

Indexes:

Code sections:

Attachments: 1. ORD-23-11 Briefed and Approved As Amended.pdf, 2. ORD-23-11 Briefed As Amended.pdf, 3. Substitute Amendment to Section 8-527 of Chapter 105 (Housing Code) to Require Carbon Monoxide Detectors (006) (003).pdf, 4. Amendment to Section 8-527 of Chapter 105 (Housing Code) to Require Carbon Monoxide Detectors.pdf, 5. ORD-23-11 Approval Notice.pdf, 6. WLN clipping ORD-23-11 Housing Code - Public Hearing Notice.pdf

Date	Ver.	Action By	Action	Result
4/3/2023	1	City Council	Held and Closed	
4/3/2023	1	City Council	Adopted on Second Reading	Pass
3/20/2023	1	City Council		
3/20/2023	1	City Council	Amended	
3/20/2023	1	City Council	Approved as Amended on First Reading	Pass

An Ordinance to Amend Section 8:527 of Chapter 105 (Housing Code) of Title VIII (Building Regulations) of the Ann Arbor City Code (ORD-23-11)
The proposed amendment modifies section 8:527 to require carbon monoxide detectors in rental housing units and prohibits someone from disabling or damaging such devices.

Known as an invisible killer, carbon monoxide is an odorless, colorless gas created when fuels such as gasoline, wood, coal, natural gas, propane, oil, and methane incompletely burn or are poorly ventilated. Breathing in carbon monoxide from incorrectly installed or poorly maintained or ventilated appliances can cause headaches, dizziness, nausea, or death.

With over 52,000 rental housing units in the City of Ann Arbor, the majority of residents are renters. While Ann Arbor's Housing Code requires smoke or fire detectors in all rental units, it does not currently require carbon monoxide detectors. While the Building Code requires carbon monoxide in new construction and for certain alterations, they were not required when much of Ann Arbor's rental housing stock was built. This amendment would require a UL listed carbon monoxide detector on each story and outside each sleeping area in the vicinity of bedrooms. Carbon monoxide detectors are relatively inexpensive and can save lives.
Prepared by: John W. Reiser, Senior Assistant City Attorney

Reviewed by: Chris MacFarland, Code Compliance Official, Building and Rental Serv.
Michael Reddmann, Fire Marshall, Ann Arbor Fire Department

Approved by: Milton Dohoney Jr., City Administrator
(See Attached Ordinance as Amended at First Reading on March 20, 2023.)

Sponsored by: Councilmembers Cornell, Akmon, Radina, Ghazi Edwin, Harrison and Briggs