

Requirements:

Carbon Monoxide Detectors for N. C. Lodging Establishments

Legislative Source: [House Bill 74 Ratified](#) (pages 16-18)

Enacted July 26, 2013.

General Requirements: **Effective October 1, 2013**

1. Applies to all lodging establishments, including a bed and breakfast, permitted by the State under G. S. 130A-248. For clarification, this means any lodging property inspected by the local health department.
2. *"Carbon monoxide detectors shall be installed in every enclosed space, including a sleeping room, that shares a common wall, floor, or ceiling with an enclosed space having a fossil fuel burning heater, appliance, or fireplace."*
3. This should also be interpreted to mean any sleeping room that shares a common wall with an enclosed vertical or horizontal chase that contains pipe or similar for exhausting carbon monoxide gases created by a fossil burning heater, appliance, or fireplace. For clarification, the term appliance includes any fossil burning fuel equipment found in a restaurant/kitchen. Commonly identified fossil fuels used by lodging establishments include, but are not limited to, piped natural gas and bottled propane gas.
4. The installed carbon monoxide detector must be ANSI/UL 2034 or ANSI/UL 2075 certified by the manufacturer and installed/located to provide at least the minimum standard of protection designated in the manufacturers instructions. **IMPORTANT NOTE:** Manufacturers instructions for each type detector installed must be kept and made available when requested by a state or local fire prevention officer, building code enforcement officer, or environmental health inspector.
5. Carbon monoxide detectors may be either:
 - i. A plug-in type detector powered by an electric outlet wired to the lodging establishment's primary electricity source. The detector must have battery backup in case of power interruption. Important Note: Plug-in detectors should be "tamper proof" meaning that if unplugged by a guest, unaware of their purpose, an alarm sounds that is silenced when the detector is plugged back into the receptacle.
 - ii. A direct-wired type detector powered by the lodging establishment's primary electricity source. Also commonly referred to as a hard-wired type detector. The detector must have battery backup in case of power interruption.
6. Battery only powered carbon monoxide detectors are allowed in existing hotels only through September 30, 2014. For clarification, battery only detectors are not allowed for new construction.
7. There is no requirement that the installed carbon monoxide detector be integrated with the property's Life Safety system (fire alarm panel). For clarification, a new construction property or an existing property that is installing/replacing/upgrading a fire control panel should consider, but are not required, to integrate carbon monoxide detectors into the system.

8. Combination smoke/carbon monoxide detectors are allowed for the above purpose.

i. CAUTION: Lodging operators should not replace an existing smoke detector wired to their central fire alarm system with a combination smoke/carbon monoxide detector without first consulting with their fire alarm system vendor or installer.

9. Inspection and Enforcement: It was the intent of the legislation that the primary enforcement and inspection agency would be the local city/county fire prevention officer with jurisdiction over the location of the lodging establishment and whose responsibilities include scheduled inspections of the lodging establishment. Under existing General Statutes, penalties for noncompliance may range from civil fines to closing the establishment. Secondary enforcement and inspection is granted to the Food and Lodging Inspection Program of the Environmental Health Services Section of a local health department.

DISCLAIMER: House Bill 74, ratified by the North Carolina General Assembly on July 26, 2013, had not been signed or vetoed by the Governor as of August 5, 2013, the date of this notice.

SOURCE: This summary has been prepared and distributed by Hobbs and Company, Raleigh, NC on behalf of the **Hospitality Alliance of North Carolina, Raleigh, NC** to allow lodging establishments statewide to initiate plans for compliance with the newly enacted law. The summary provided is solely for that purpose. Lodging owners and operators should seek professional advice from their attorney or a professional engineer for compliance issues specific to their lodging establishment(s). Neither CAHA nor HANC can give legal advice.