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Affordable Housing and Community Development News You Need to Know

Carbon Monoxide Alarms or Detectors Required in HUD Housing

FEBRUARY 1, 2022 ~ TUSHAR GURJAL

On Jan. 31, HUD published a notice titled “Carbon Monoxide Alarms or Detectors in U.S. Housing and Urban Development (HUD)-Assisted Housing (<https://www.hud.gov/sites/dfiles/PIH/documents/PIH2022-01.pdf>).” The notice discusses the risks of carbon monoxide (CO), provides resources for detecting CO and preventing exposure, and requires that CO alarms or detectors be installed in certain HUD-assisted housing. The notice states that housing in the following programs should comply with the International Fire Code (IFC) 2018 standards on the installation of CO alarms or detectors by **Dec. 27, 2022**:

- Public Housing (PH);
- Housing Choice Voucher (HCV) program;
- Project-based Voucher (PBV) program;
- Project-based Rental Assistance (PBRA);
- Section 202 Supportive Housing for the Elderly (Section 202);
- Section 811 Supportive Housing for Persons with Disabilities (Section 811).

Carbon monoxide is a “an odorless, colorless, and toxic gas.” It can be caused by the “fuel burned in vehicles, small engines, stoves, lanterns, grills, fireplaces, gas ranges, or furnaces.” It can poison people and animals when it builds up indoors. While the effects of CO exposure can vary, it can cause adverse health impacts such as “permanent brain damage, life-threatening cardiac complications, fetal death or miscarriage, and death in a matter of minutes.”

The International Code Council (ICC) publishes the International Fire Code (IFC). HUD encourages PHAs and owners to adopt standards at or above the standards of the 2018 International Fire Code (<https://codes.iccsafe.org/content/IFC2018>). These requirements will be enforced by HUD after Dec. 27, 2022. HUD encourages PHAs and owners to adopt the standards as soon as possible.

PHAs with PH may use either Operating Funds or Capital funds for CO alarms or detectors. There are also Capital Fund competitions for additional funds. For the HCV and PBV programs, the owner is responsible for the CO alarms or detectors, but PHAs may use their administrative fees for landlord outreach and education on CO requirements. Owners of PBRA, Section 202, and Section 811 properties may use the property's reserve for replacement account, residual recipients, general operating reserves, owner contributions, or secondary financing to fund CO alarms and detectors.

The notice helps PHAs and owners prevent the intrusion of CO. The notice provides examples of activities that prevent CO intrusion. It also provides a list of sources of CO that can be found in a housing environment. Finally, it gives examples of activities residents should avoid to prevent unintentional CO poisoning. HUD intends to provide additional guidance to be used to educate tenants.

Finally, the notice provides a list of additional resources including resources from other relevant federal agencies.

The full notice can be found [here \(https://www.hud.gov/sites/dfiles/PIH/documents/PIH2022-01.pdf\)](https://www.hud.gov/sites/dfiles/PIH/documents/PIH2022-01.pdf).

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