Section 6 - Smoke Alarm Requirements

6.1 All Counties Except Prince George's

In order to insure proper operation of smoke alarms, the Community Manager of each apartment community shall be responsible for annual inspections of every apartment.

A. **Smoke Alarm Inspection Record,** shall be maintained in the Community Office and made available for inspection by the County Fire Department, Bureau of Fire Prevention. This Log shall indicate the date of every smoke alarm installation, date of inspection or maintenance, the address including apartment number, the name of the individual performing any service, a short description of what service was performed and the name of the manufacturer and model #. A copy of this Log **must** be sent to the Rental Secretary at the Main Office no later than October 1 of each year.

   All smoke alarms and CO alarms must be entered into Onesite as an asset item including manufacturer, model, manufacturer's date (found on alarm) and warranty expiration date.

B. During the Smoke alarms inspection, the Maintenance Staff is to also, test CO alarms if required/in use, check front door locks to insure their proper performance, inspect condition and proper installation of stove top fire stops, Inspect balconies and it's railing systems for hazardous conditions, and all of the buildings life safety systems annual records.

C. ALL SMOKE ALARMS AND ENTRANCE LOCKS MUST BE CHECKED FOR PROPER OPERATION BEFORE EACH MOVE IN AND REPAIRED OR REPLACED AS NECESSARY. **USE ONLY APPROVED "HARD WIRED" WITH 10 YEAR LITHIUM BATTERY BACKUP SMOKE ALARMS UPON REPLACEMENT.**

D. Always follow the recommendations in accordance with the manufacturer's warranty and/ or suggested maintenance schedule.

   1. All Smoke Alarms and CO Alarms will be tested annually.

   2. All Smoke Alarms/Carbon Monoxide Alarms with battery back-up must have batteries changed annually unless equipped with 10 year lithium battery.

   3. ANY smoke alarm over 10 years old must be replaced. Check manufacturer warranty on CO alarms for life of unit (most are between 5 and 7 years).

   4. In the state of Maryland any unit containing battery-only operated smoke alarm must be upgraded to smoke alarms with sealed long life batteries and silence/hush button on every level when any one of the following first occur:

a. The existing smoke alarm is more than ten years old.
b. The existing smoke alarm fails to respond or otherwise malfunctions.
c. There is a change of resident.
d. A building permit is issued for an addition or renovation.
e. January 1, 2018 at the absolute latest.

6.2 6.2 Prince George's County

The Prince George's County Fire Safety Code requires maintenance as follows:

Section 11-258 Maintenance. It shall be the responsibility of the property owner or agent to annually inspect and maintain any smoke alarm device installed in compliance with the provisions of this Section in accordance with the manufacturer's warranty and /or suggested maintenance schedule. In addition, the property owner shall provide any tenant access to a copy of the maintenance schedule, operating manual and any other instructional or precautionary literature which the manufacturer may supply with the unit.
In order to comply with this regulation, the Community Manager of each apartment complex shall be responsible for the following:

A. **Smoke Alarm Inspection Record,** shall be maintained in the Community Office and made available for inspection by the County Fire Department, Bureau of Fire Prevention. This Log shall indicate the date of every smoke alarm installation, date of inspection or maintenance, the address including apartment number, the name of the individual performing any service, a short description of what service was performed and the name of the manufacturer and model #. A copy of this Log **must** be sent to the Rental Secretary Rental Secretary at the Main Office no later than October 1, of each year.

All smoke alarms and CO alarms must be entered into Onesite as an asset item including manufacturer, model, manufacturer's date (found on alarm) and warranty expiration date.

B. During the Smoke alarms inspection, the Maintenance Staff is to also, test CO alarms if required/in use, check front door locks to insure their proper performance, inspect condition and proper installation of stove top fire stops, Inspect balconies and it's railing systems for hazardous conditions, and all of the buildings life safety systems annual records. If entry is not possible because of the resident's refusal to submit keys to the Community Office, the Community Manager must notify the resident in writing of their obligations under the lease to supply such keys.

C. By October 1 of each year, the Community Manager of each apartment community shall send written notification advising that all smoke detectors in all rental units within that complex have been tested and are functional. This notification will be sent to the attention of the Rental Secretary (ies) for forwarding to the P.G. County Fire Department when requested.

D. ALL SMOKE DETECTORS AND ENTRANCE LOCKS MUST BE CHECKED FOR PROPER OPERATION BEFORE EACH MOVE-IN AND REPAIRED OR REPLACED AS NECESSARY. **USE ONLY APPROVED "HARD WIRED" WITH 10 YEAR LITHIUM BATTERY BACKUP SMOKE DETECTORS UPON REPLACEMENT.**

E. Always follow the recommendations in accordance with the manufacturer's warranty and/ or suggested maintenance schedule.

1. All Smoke Alarms and CO Alarms will be tested annually.

2. All Smoke Alarms/Carbon Monoxide Alarms with battery back-up must have batteries changed annually unless equipped with 10 year lithium battery.

3. ANY smoke alarm over 10 years old must be replaced. Check manufacturer warranty on CO alarms for life of unit (most are between 5 and 7 years).

4. In the state of Maryland any unit containing battery-only operated smoke alarm must be upgraded to smoke alarms with sealed long life batteries and silence/hush button on every level when any one of the following first occur:

a. The existing smoke alarm is more than ten years old.
b. The existing smoke alarm fails to respond or otherwise malfunctions.
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e. January 1, 2018 at the absolute latest.