

Summary

Carbon Monoxide Detector Installation Statutes

Updated August 29, 2023 | Jennifer Schultz

Related Topic: Environment and Natural Resources

Note: The information on this page is for reference by state legislators and legislative staff and may not be reflective of all requirements. If you are a homeowner, landlord or tenant with questions about carbon monoxide detector requirements in your area, please contact your state or local housing department.

Introduction

Carbon monoxide, or CO, poisoning is the second most common cause of non-medicinal poisoning death. According to the CDC, over 100,000 people seek emergency treatment for accidental CO poisoning each year, and more than 420 people in the U.S. die from it.

Carbon monoxide is found in fumes produced by furnaces, kerosene heaters, vehicles running in garages, stoves, lanterns, gas ranges, portable generators, or by burning charcoal and wood. CO from these sources can build up in enclosed or partially enclosed spaces. People and animals in these spaces are vulnerable to illness and even death from elevated exposure.

Most states have adopted requirements mandating the use of carbon monoxide detectors. These requirements may come from statute, regulation or code requirement.

Variations in Requirements

States vary in their requirements for carbon monoxide detector installation in homes. Many require installation for multifamily dwellings, while some limit the installation requirement to buildings with fossil fuel-burning devices. Others require the device be installed only upon the sale or renovation of the property or unit.

Several states regulate carbon monoxide detectors in private dwellings through methods such as regulatory rule-making or inclusion in a state building or fire code. Others have adopted the International Residential Code, including Alabama, Georgia, Idaho, Kentucky, Louisiana, New Mexico, North Dakota, Ohio, Oklahoma, South Carolina, Virginia and Wyoming. Several states leave fire and/or building codes to local jurisdictions.

Many states also enforce statutes, regulations or code requirements relating to carbon monoxide detectors in hotels, lodging facilities, elder care facilities and daycares.

Statute	Description	Dwellings	Schools	Temporary lodging	Elder care facilities	Daycares	Long term lodging
Alaska  Stat. § 18.70.095 -	Requires that carbon monoxide detection devices shall be installed and maintained in all qualifying dwelling units in	X					

Statute	Description	Dwellings	Schools	Temporary lodging	Elder care facilities	Daycares	Long term lodging
	the state. Provides that such devices must have an alarm and be installed and maintained according to manufacturers' recommendations; includes rentals.						
California Health & Safety Code § 1503.2, §1568.043, and §1569.311	Requires carbon monoxide detectors in certain community care facilities, residential care facilities, and all residential care facilities for the elderly.				X		
California Health & Safety Code § 17926 to §17926.2 –	Requires the owner of every single family dwelling, hotel and motel dwelling units and all other existing dwelling units intended for human occupancy to maintain a carbon monoxide device in the unit. A tenant shall be responsible for notifying the owner or owner's agent if the tenant becomes aware of an inoperable or deficient carbon monoxide device within his or her unit.	X		X			
California	Requires that small and large					X	

Statute	Description	Dwellings	Schools	Temporary lodging	Elder care facilities	Daycares	Long term lodging
Health & Safety Code § 1597.455, § 1597.46	family daycare homes have carbon monoxide detectors.						
Colorado Rev. Stat. § 38-45-101 to -106	Requires any existing single-family dwelling or dwelling unit of an existing multi-family dwelling offered for sale or transfer on or after a specified date, that has a fuel-burning heater or appliance, a fireplace or an attached garage, to have an operational carbon monoxide alarm installed within a specified distance of each room lawfully used for sleeping purposes; applies a similar requirement on new residential construction.	X					
Connecticut Gen. Stat. § 29-292	Requires the installation of carbon monoxide detectors in new residential buildings and all public and nonpublic schools; includes new residential buildings meant to be occupied by	X	X				

Statute	Description	Dwellings	Schools	Temporary lodging	Elder care facilities	Daycares	Long term lodging
	one or two families.						
Delaware Code tit. 16 § 6602C	Requires owners to install carbon monoxide detection devices in lodging establishments.			X			
District of Columbia Code § 6-751.02	States that owners of new and existing occupied dwelling units shall be responsible for installing smoke detectors and carbon monoxide detectors in accordance with the Construction Codes.	X					
Florida Stat. § 553.885	Requires that every building for which a building permit is issued for new construction on or after July 1, 2008, and having a fossil-fuel-burning heater or appliance, a fireplace or an attached garage, shall have an approved operational carbon monoxide alarm installed within 10 feet of each room used for sleeping purposes.	X	X	X	X	X	X

Statute	Description	Dwellings	Schools	Temporary lodging	Elder care facilities	Daycares	Long term lodging
Florida Stat. § 509.211	Requires that every enclosed space or room that contains a boiler regulated under chapter 554 which is fired by the direct application of energy from the combustion of fuels and that is located in any portion of a public lodging establishment that also contains sleeping rooms shall be equipped with one or more carbon monoxide detector devices that are listed as compliant. Such devices shall be integrated with the public lodging establishment's fire detection system.						
Florida Sec. R313.4.1, R315.2.1 of the Ga. State Minimum Standard One and Two Family Dwelling Code, adopted pursuant to Ga. Code Ann. § 8-2-20	Requires carbon monoxide detectors be installed in general sleeping areas in all new one- and two-family homes and townhomes of three stories or less. For new construction, carbon monoxide alarms shall be provided in dwelling units.	<b>X</b>					

Statute	Description	Dwellings	Schools	Temporary lodging	Elder care facilities	Daycares	Long term lodging
Florida Rev. Stat. ch. 430, § 135/10	Requires that every dwelling unit shall be equipped with at least one approved carbon monoxide alarm in an operating condition within 15 feet of every room used for sleeping purposes. Every structure that contains more than one dwelling unit shall contain at least one approved carbon monoxide alarm in operating condition within 15 feet of every room used for sleeping purposes.	X					
Florida Rev. Stat. ch. 105, § 5/34-18.49	School boards must require that each school is equipped with an approved carbon monoxide alarm or detector.		X				
Florida Code §100.18	Requires carbon monoxide alarms in dwellings and multi-unit residential buildings that have a fuel-fired heater or appliance, a fireplace, or an attached garage.	X					
Florida	The fire marshal has the authority			X			

Statute	Description	Dwellings	Schools	Temporary lodging	Elder care facilities	Daycares	Long term lodging
Rev. Stat. § 40:1563	to require the owner or lessee of a hotel to install a carbon monoxide alarm system when he determines, as a result of a plan review, investigation or inspection, that a carbon monoxide source within or attached to the building or structure poses a threat of carbon monoxide poisoning. The source of carbon monoxide may include but not be limited to an attached enclosed garage or fossil-fuel burning appliance or appliances.						
Florida Rev. Stat. 40:1581	Requires all existing one- or two-family dwellings at the time of sale or lease contain, at a minimum, an operable carbon monoxide detector with a long-life, sealed battery. Professional installers who install generators in one- or two-family dwellings shall include with installation of a	<b>X</b>					

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	home generator, at minimum, an operable carbon monoxide detector with a long-life, sealed battery.						
Maine Rev. Stat. tit. 25, § 2468	Single and multi-family dwellings being sold or constructed, residential rental units, hotels, inns, and fraternity, sorority or dormitories affiliated with private or public schools, are required to install detectors.	X		X			X
Maryland Code, Pub. Safety § 12-1101 to 1106	Requires the installation of carbon monoxide alarms outside of each sleeping area or within a certain distance of carbon monoxide-producing equipment within certain dwellings; prohibits a person from disabling a carbon monoxide alarm; clarifies that this does not prevent a local entity from enacting more stringent requirements; provides that a vendor of a single family dwelling shall disclose if the	X					



Statute	Description	Dwellings	Schools	Temporary lodging	Elder care facilities	Daycares	Long term lodging
	property relies on fossil fuel combustion for heat and whether carbon monoxide alarms are installed.						
Maryland Code, Educ. § 4-117	Requires carbon monoxide detection equipment for newly constructed or remodeled public school buildings where fuel-fired equipment is present. Requires carbon monoxide detectors in any fraternity house, sorority house or dormitory that is affiliated with a private or public school or private or public post-secondary institution.		X				X
Massachusetts Gen. Laws ch. 148, § 26f1/2	Requires that every dwelling, building or structure occupied in whole or in part for residential purposes that contains fossil-fuel burning equipment or incorporates enclosed parking within its structure shall be equipped by the owner with working, approved	X					

Statute	Description	Dwellings	Schools	Temporary lodging	Elder care facilities	Daycares	Long term lodging
	carbon monoxide alarms.						
Michigan Comp. Laws § 125.1504d	Requires newly constructed boarding houses, hotels, motels and other residential buildings accommodating primarily transient residents to install an operational carbon monoxide device in each area where a mechanism is present that provides a common source of heat from a fossil fuel-burning furnace, boiler or water heater.			X			
Michigan Comp. Laws § 125.1504f	Authorizes the director of the Department of Consumer and Industry Services to provide for the installation of at least one carbon monoxide device in the vicinity of bedrooms within newly constructed or renovated single family or multi-family dwellings.	X					
Minnesota Stat. § 299F.51	Requires that every single family dwelling and every dwelling unit in a multi-family dwelling must	X					

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	have an approved and operational carbon monoxide alarm installed within 10 feet of each room lawfully used for sleeping purposes.						
Minnesota Stat. § 86B.005	Sophia's Law requires that all motorboats, regardless of fuel type, with an enclosed accommodation compartment must be equipped with a functioning marine CO detector system installed according to the manufacturer's instructions. All gasoline-powered motorboats with any enclosed occupancy compartment must display the three CO warning stickers as directed by law.						
Montana Code § 70-24-303	Requires carbon monoxide detectors in each dwelling unit rented by a landlord and limits landlord liability for failure of a detector.	X					
Nebraska	Carbon Monoxide Safety Act. Requires dwellings	X					

Statute	Description	Dwellings	Schools	Temporary lodging	Elder care facilities	Daycares	Long term lodging
Code § 76-603-607	that are newly constructed, for sale or under renovation, or utilized as a rental property be equipped with carbon monoxide detectors. Local governments may adopt more stringent provisions for the installation and maintenance of carbon monoxide alarms.						
New Hampshire  Rev. Stat. § 153:10-a	Each multi-unit dwelling or rental unit with an attached garage or containing an appliance or device that uses a combustion method of burning solid, liquid, or gas fuel, shall be equipped with a carbon monoxide detection device in accordance with the NFPA 720 Standard for the Installation of Carbon Monoxide (CO) Detection and Warning Equipment. Every single family dwelling which is newly constructed or substantially renovated and has an attached garage or contains an appliance or	<b>X</b>					

Statute	Description	Dwellings	Schools	Temporary lodging	Elder care facilities	Daycares	Long term lodging
	device that uses a combustion method of burning solid, liquid, or gas fuel, shall be equipped with a carbon monoxide detection device.						
New Jersey Stat. § 52:27D-133.3 to 133.5	Requires installation of carbon monoxide detectors in single and two-family homes upon initial occupancy or change of occupancy.	X					
New Jersey Stat. § 55:13A-7.17	Requires every unit of dwelling space in a hotel or multiple dwelling be equipped with one or more carbon monoxide sensor devices unless it is determined that no potential carbon monoxide hazard exists for that unit.			X			
New Jersey Stat. § 55:13B-6.1	Requires every unit of a rooming or boarding house be equipped with one or more carbon monoxide sensor devices unless it is determined that no potential carbon monoxide hazard exists for that unit.						X

Statute	Description	Dwellings	Schools	Temporary lodging	Elder care facilities	Daycares	Long term lodging
New York Exec. Law § 378	Requires New York Fire Prevention and Building Code to adopt standards for installation of carbon monoxide detectors requiring that every one or two-family dwelling constructed or offered for sale, any dwelling accommodation located in a building owned as a condominium or cooperative in the state constructed or offered for sale, or any multiple dwellings constructed or offered for sale shall have installed an operable carbon monoxide detector of such manufacture, design and installation standards as are established by the council. Carbon monoxide detectors required by this section are required only where the dwelling unit has appliances, devices or systems that may emit carbon monoxide	X					

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	or has an attached garage.						
North Carolina Gen Stat. § 143-138 - North Carolina State Building Code	Authorizes adoption of provisions requiring the installation of either battery-operated or electrical carbon monoxide detectors in every dwelling unit having a fossil-fuel burning heater or appliance, fireplace, or an attached garage. Requires the installation of electrical carbon monoxide alarms at lodging establishments.	X		X			
North Carolina Gen Stat. § 42-42 to § 42-44 -	Requires landlords to provide one operable carbon monoxide detector per rental unit per level. The landlord shall ensure that a carbon monoxide detector is operable and in good repair at the beginning of each tenancy. Failure of the tenant to replace the batteries as needed shall not be considered as negligence on the part of the tenant or the landlord.	X					

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	This subdivision applies only to dwelling units having a fossil-fuel burning heater or appliance, fireplace, or an attached garage.						
Oregon Rev. Stat. § 90.317	Requires landlords to install a functioning carbon monoxide alarm in accordance to the state fire marshal's rules, if the unit contains a carbon monoxide source.	X					
Oregon Rev. Stat. § 105.836 to .844	Prohibits the sale or transfer of one-, two- or multi-family housing that contains a carbon monoxide source unless the dwelling contains functioning carbon monoxide alarms that provide detection for all sleeping areas. Prohibits tampering with alarms.	X					
Oregon Rev. Stat. § 455.360	Requires a carbon monoxide alarm in newly constructed or repaired hotels, motels, dormitories and other structures where humans sleep.			X			X



Statute	Description	Dwellings	Schools	Temporary lodging	Elder care facilities	Daycares	Long term lodging
Oregon Rev. Stat. § 476.725	Requires the State Fire Marshal to adopt rules establishing minimum standards for carbon monoxide alarms in one and two family dwellings and multifamily housing. The rules adopted by the State Fire Marshal may include rules establishing minimum standards for the design, inspection, testing and maintenance of carbon monoxide alarms.	X					
Oregon 35 P.S. § 7225	Requires the owner of a multi-family dwelling having a fossil fuel-burning heater or appliance, fireplace or an attached garage used for rental purposes and required to be equipped with one or more approved carbon monoxide alarms. Occupants must keep device in good repair.	X					
Oregon 35 P.S. § 7243	Requires an approved carbon monoxide alarm be installed at				X		

Statute	Description	Dwellings	Schools	Temporary lodging	Elder care facilities	Daycares	Long term lodging
	every care facility not less than 15 feet from any fossil fuel-burning device or appliance. Carbon monoxide detectors and alarm systems installed at a care facility shall be tested and cleaned as indicated in the manufacturer's guidelines.						
Rhode Island Gen. Laws § 23-28.1-2	Requires Rhode Island Fire Safety Code provide reasonable standards for the installation of smoke and carbon monoxide detectors in private dwellings occupied by one (1), two (2), and three (3) families; three (3) family dwellings shall be equipped with hard wired or supervised interconnected UL approved wireless smoke and carbon monoxide detectors, in accordance with standards established by the Fire Safety Code Board of Appeal and Review.	X					

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Rhode Island Gen. Laws § 16-21-5.1	Requires carbon monoxide detectors in all school buildings where students are in attendance for any portion of the day.		X				
Rhode Island T.C.A. § 68-120-101	The state fire marshal is required to establish minimum statewide building construction safety standards. Carbon monoxide alarms are required within 10 feet of each sleeping room in every newly constructed hotel or building with a fossil fuel burning heater or appliance, a fireplace, and attached garage, or other feature, fixture or element that emits carbon monoxide as a byproduct of combustion.	X		X			
Rhode Island T.C.A. § 68-120-112	Requires hotels that have fossil fuel burning heater or appliance, a fireplace, and attached garage, or other feature, fixture or element that emits carbon			X			

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	monoxide as a byproduct of combustion to install carbon monoxide detectors within 10 feet of each sleeping room. Only applies to hotel built before January 2016.						
Texas Hum. Res. Code § 42.060	Requires that qualifying day care centers, group day care homes, and family homes be equipped with carbon monoxide detectors.					X	
Utah Code 1953 § 15A-5-205.5	Certain occupancies must install carbon monoxide detectors in conformance with adopted International Fire Code provisions.		X	X	X	X	X
Vermont Stat. tit. 9 § 2881 to § 2883	Requires that a person who constructs a single family dwelling shall install one or more smoke detectors, and one or more carbon monoxide detectors in the vicinity of any bedrooms in the dwelling in accordance with the manufacturer's instructions. In a	X					

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	dwelling provided with electrical power, detectors shall be powered by the electrical service in the building and by battery.						
Vermont Stat. tit. 20, § 2729	Requires any condominium or multiple unit dwelling using a common roof, or row houses, or other residential buildings in which people sleep, including hotels, motels, and tourist homes, excluding single family owner-occupied houses and premises, whether the units are owned or leased or rented, to contain one or more carbon monoxide detectors.	X		X			X
Va. Code § 27-94 et seq. § 36-97 et seq.	Establishes a statewide standard for the installation and maintenance of smoke and carbon monoxide alarms in rental properties, requires a landlord to install a smoke alarm without retrofitting the installation site	X					

Statute	Description	Dwellings	Schools	Temporary lodging	Elder care facilities	Daycares	Long term lodging
	and to certify annually that smoke alarms have been installed and maintained in good working order in a residential dwelling unit pursuant to the Statewide Fire Prevention Code.						
Virginia Code § 22.1-289.058	Requires buildings built before 2015 that serve preschool children as a child day program be equipped with at least one carbon monoxide detector.					X	
Washington Rev. Code § 19.27.530	Requires carbon monoxide alarms to be installed in dwelling units built or manufactured in the state; requires the seller of any owner-occupied single family residence to equip the residence with carbon monoxide alarms before the buyer or any other person may legally occupy the residence; allows the building code council to exempt categories of residential buildings if it	X					

Statute	Description	Dwellings	Schools	Temporary lodging	Elder care facilities	Daycares	Long term lodging
	determines that requiring carbon monoxide alarms are unnecessary to protect the welfare of the occupants.						
West Virginia Code § 15A-10-12	Requires carbon monoxide detectors be install in newly constructed residential units with a fuel-burning heating or cooking devise; all rooms in which a person will be sleeping that are adjoining to and being directly below and above all areas or rooms that contain permanently installed fuel-burning appliances and equipment that emit carbon monoxide as a byproduct of combustion located within all apartment buildings, boarding houses, dormitories, long-term care facilities, adult or child care facilities, assisted living facilities, one- and two- family dwellings intended to be rented or	X		X	X	X	X

Statute	Description	Dwellings	Schools	Temporary lodging	Elder care facilities	Daycares	Long term lodging
	leased, hotels and motels.						
Wisconsin Stat. § 101.647	Requires the owner of a one- or two-family dwelling (not including hotels) install a carbon monoxide detector on each floor and in the basement of the dwelling, if the dwelling has an attached garage, fireplace or a fuel-burning appliance	X					
Wisconsin Stat. § 101.149	Requires carbon monoxide detectors in residential buildings or any public building used for sleeping or lodging purposes, not including hospitals or nursing homes, that have carbon monoxide-emitting devices and certain adjoining rooms and hallways.	X					X

## Related Resources

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### Food Safety

This page describes the food safety code, its implications for public health and what version(s) of FDA Model Food Code are adopted by each state.

### Environment and Natural Resources, Health



[Map](#)

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## Plugged In | July 2024

July edition of the Plugged In Newsletter, NCSL's monthly energy newsletter highlighting key state and federal developments affecting energy policies.

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Updated June 11, 2024

## Plugged In | June 2024

May Edition of the Plugged In Newsletter, NCSL's monthly energy newsletter highlighting key state and federal developments affecting energy policies.

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