

790 Riverside Drive Owners, Inc.

Carbon Monoxide (CO) Detector

In November 2004 the City of New York passed Local Law 7/2004 which requires the installation of Carbon Monoxide (CO) Detectors (alarms) in every apartment of a building with a fossil fuel burning furnace or boiler as part of a central heating system.

What is Carbon Monoxide?

CO is a highly toxic gas. It is the product of the incomplete combustion of fossil fuels such as oil, natural gas, gasoline, wood and coal. The major sources of CO in homes and apartments are fossil fuel burning boilers, furnaces, water heaters, fireplaces and parking garages. CO is very dangerous because it is colorless, odorless, tasteless, and non-irritating. CO poisoning can be fatal. The warning signs of CO poisoning are headaches, dizziness, tiredness and nausea.

When Must the Detectors be Installed?

All Detectors must be installed by November 1, 2004. Under limited circumstances, the Department of Buildings' borough offices may grant time extensions until June 30, 2005. Extensions will be considered on a case by case basis.

What Types of CO Detectors Are Required?

CO detectors must be "UL" approved. For existing buildings, CO detectors can be battery operated or can plug into an electrical outlet as long as it has a battery back-up in case of power interruption. New buildings or substantially improved buildings must have detectors that are hard-wired to the building's electrical systems. The installation of a combination smoke alarm/CO detector is allowed.

Where should the CO Detectors be Installed?

CO detectors must be installed within 15 feet of the primary entrance of each bedroom. CO detectors do not have to be installed on or near the ceiling. They can be installed at other room locations and at heights recommended by the manufacturer. To ensure proper operation, do not install CO detectors next to bathrooms, which are sources of humidity, or near gas stoves, gas dryers, etc. Detectors should not be placed in areas likely to be damaged by children or pets.

Responsibilities of the Owner of Each Building

Under the law, it is the responsibility of the owner of each apartment building (including cooperative corporations and condominiums) to:

- Provide and install a CO detector within 15 feet of each bedroom entrance in each Apartment covered above

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- Post a notice in a common area of the building as to the new obligation
- Replace any missing or inoperable detector at each change in the occupancy of an apartment
- Replace within 30 days of request any detector that is inoperable within one year of its installation due to a manufacturer's defect
- Provide to each apartment written information (including manufacturer's literature) regarding CO and the operation and maintenance of the detector
- Keep records (of a type and form prescribed by the City) regarding the installation and maintenance of detectors

Responsibilities of Each Apartment's Occupants

Under the law, it is the obligation of each apartment's occupants to:

- Allow the superintendent access to your apartment to install the CO detectors
- Maintain the Detector in Working Condition
- Replace any detector that becomes inoperable during his/her occupancy

Please note that it is illegal for any occupant to tamper with or render inoperable a CO detector that is required by this law except for replacing the batteries or otherwise maintaining the detector.

Costs of Installation

The law allows the owner of the building to charge back \$25 to the occupant for each detector installed. Your Board has voted not to charge residents for this expense. The Managing Agent has researched both the types and prices of various detectors that are in compliance with the law. In conjunction with the Board, a decision has been made as to which type of units that will be installed building wide.

Each resident will have the option of purchasing and installing their own CO detector at his/her own cost and expense. If this option is exercised, you must write a letter to the superintendent or manager of your building stating that you already have a working detector installed in compliance with local law 7 of 2004 and allow the superintendent to inspect and test the unit.

If you have any questions in regards to the installation, please speak with your superintendent or Account Executive.