

Council of City of York, PA
Session 2015
Bill No.
Ordinance No.

INTRODUCED BY: **Henry Hay Nixon**

DATE: **September 15, 2015**

AN ORDINANCE

Amending Article 1763 "Property Maintenance Code," Section 706.2 and 706.2.1.1 to clarify residential structures required to be equipped with Carbon Monoxide Alarms.

WHEREAS, the City of York has adopted the Property Maintenance Code of the City of York, Pennsylvania; and

WHEREAS, the expressed intent of the Property Maintenance Code is to ensure public health, safety and welfare insofar as they are affected by the continued occupancy and maintenance of structures and premises; and

WHEREAS, Bill No. 11, Ordinance No. 12 of 2015, the Council of the City of York, Pennsylvania amended the Property Maintenance Code to require that all tenant occupied properties be equipped with Carbon Monoxide Detectors; and

WHEREAS, there was no specific requirement for detector installation in the immediate vicinity of fossil fuel supplied water heaters; and

WHEREAS, fossil fueled water heaters operate around the clock, every day and have a greater potential to introduce carbon monoxide into a residence;

NOW, THEREFORE, BE IT ORDAINED, by the Council of the City of York, Pennsylvania that the Council hereby approves the following amendment to the Property Maintenance Code of the City of York, Pennsylvania:

706.2 Carbon monoxide detectors. All tenant occupied residential structures that have fire places, fossil fuel burning ~~appliances or having an attached garage~~ **heaters, water heaters or fireplaces** shall be equipped with single or multiple station carbon monoxide detectors complying with the American National Standard for Carbon Monoxide Alarms (ANSI/UL2304) and The American National Standard for Gas and Vapor Detectors and Sensors (ASNI/UL2075) as required by this section.

706.2.1.1 Detector locations. Carbon monoxide detectors shall be installed in the following locations:

1. In the immediate vicinity of all fossil fuel burning ~~appliances~~ **heaters, water heaters** or fireplaces.
2. In the vicinity of all sleep rooms or areas.
3. In attached garages and within the immediate vicinity of the interior door to the attached garage on the residence side of the door.
4. In the immediate vicinity of any other appliance or device that may produce carbon monoxide.

Note: If requirements of the above cited references conflict, the most restrictive requirement shall apply.
This ordinance shall become effective in accordance with the law.

PASSED FINALLY:

BY THE FOLLOWING VOTE:

YEAS: _____, _____, _____, _____, _____

NAYS: _____.

Carol Hill-Evans, President of Council

ATTEST:

Dianna L. Thompson-Mitchell, City Clerk

Presented to the Mayor for approval this _____ day of _____ 2015.

APPROVED: _____
Mayor Date

VETOED: _____
Mayor Date