

City of Concord



Generalized Housing Maintenance and Occupancy Code Standards

Exterior:

1. Unregistered and uninspected motor vehicles are not permitted.
2. Weeds and grass greater than 10" in height is not permitted.
3. Stairs with 3 or more risers must be provided with handrails.*
4. Stairs and landings which are higher than 30" above the adjacent grade must be provided with guardrail protection. (1&2 family 36"; multi-family 42" in height)

Interior:

1. All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.
2. Stairway guardrail assembly must be complete and properly supported.
3. All openable windows must have the ability of being easily opened and closed and must have the capability of staying safely in place when opened. Insect screens must be provided from May 1st to September 30th for windows and exterior doors.
4. Stairs with 3 or more risers must be provided with handrails.*
5. Each habitable room must have a least two (2) remotely located duplex-type electrical outlets.
6. Kitchens and bathrooms must each have, in addition to the minimum number of outlets required, at least one properly grounded outlet or one GFCI outlet.
7. Structural framing and support, ie: support columns/posts, beams, floor joists, wall studs must be maintained free from deterioration and damage, and must be capable of safely supporting imposed dead and live loads.
8. Dwelling unit must be provided with heating facilities capable of maintaining a room temperature of **68°** F. in all habitable rooms/bathrooms from September 15th to May 15th.
9. A temperature of not less than 110° F. and not more than 120° F. is required for hot water.
10. All mechanical equipment, ie: furnaces, stoves, fireplaces, flue pipes and solid fuel burning appliances must be properly installed and maintained in a safe working condition.

*Housing/Life Safety Code requires that stairs be provided with handrail protection. Handrail height shall not be less than 30" or more than 38" measured vertically above the stair tread nosings. A height of 36" is recommended. The required rail must be well anchored/secured and be made of graspable stock (i.e. round stock with a diameter no less than 1 1/4" and no greater than 2"; or non-circular stock with a perimeter dimension of at least 4" but not greater than 6 1/4", with the largest cross sectional dimension not exceeding 2 1/4"

STATE OF NEW HAMPSHIRE DEPARTMENT OF SAFETY

John J. Barthelmes, Commissioner

Division of Fire Safety

OFFICE OF THE STATE FIRE MARSHAL

J. William Degnan, State Fire Marshal

Office: 110 Smokey Bear Boulevard, Concord, NH
Mailing Address: 33 Hazen Drive, Concord, NH 03305
603-223-4289, Fax 603-223-4294

Bulletin # 2015-01 Smoke Alarm Device Requirements in Dwellings

Date Issued: January 16, 2015 Date Received by Code Administration: December 4, 2015

SMOKE ALARMS

WHEN THEY ARE REQUIRED:

Multi-unit dwellings and rental units shall be equipped with automatic fire warning devices.

LOCATIONS OF INSTALLATION

Smoke alarms shall be installed in the following locations:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of the bedrooms.
2. In each room used for sleeping purposes.
3. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwelling units with split-levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

POWERING THE DETECTORS

New and **EXISTING construction:**

All automatic fire warning devices in multi-unit dwellings, and all rental units shall be powered by the house electrical service (hardwired).

REQUIRED INTERCONNECTION OF THE DETECTORS

New Construction and **EXISTING construction:**

When more than one smoke alarm is required to be installed within an individual dwelling unit or sleeping units the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms with all the intervening doors closed and also taking into account any ambient noise. Interconnection within the unit is required, not within the building.

****WIRELESS INTERCONNECTION SYSTEMS ARE PERMITTED. **Not to be confused with remote wireless systems which are no longer permitted.**

GENERAL REQUIREMENTS (Both single-family and multi-family dwellings)

Combination Smoke/Carbon Monoxide Devices: (Single, Multi and Rentals):

Combination devices are permitted provided that they meet the requirements of UL 217 and UL 2034.

Interconnected and combination devices must be compatible with all of the other devices connected to that system/circuit.

Please note: Some combination devices utilize ionization type smoke detection. If photo-electric type detection is required than an ionization combination detector may not be code compliant.

MAINTENANCE OF DEVICES REQUIRED: (single-family, multi-unit and rentals)

The owner of the rental unit shall be responsible for maintaining the automatic fire warning device in a suitable condition.

CARBON MONOXIDE DETECTORS

WHEN THEY ARE REQUIRED

Each multi-unit dwelling and rental unit shall be equipped with carbon monoxide detection devices.

Exception

A carbon monoxide detection device shall not be required in a multi-unit dwelling or rental unit that does not have an attached garage and does not contain an appliance or device that uses a combustion method of burning solid, liquid or gas fuel. If a garage or combustion fuel appliance or device is later added to the dwelling, carbon monoxide detection devices shall be required.

LOCATIONS OF INSTALLATION

Carbon monoxide alarms or detectors shall be installed as follows:

1. Outside each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms.
2. On every occupiable level of a dwelling unit, including basements, excluding attics and crawl spaces.
3. Each individual dwelling unit contained in a multi-unit dwelling shall be equipped with a carbon monoxide alarm or detector as required above.

Each detector shall be located on the wall, ceiling, or other location as specified in the manufacturer's published instruction that accompany the unit.

POWERING THE DETECTORS

Existing Construction:

At least two independent and reliable power supplies shall be provided, one primary and one secondary (Plug in type, single station units powered by the buildings AC current with a battery as a secondary power source); each of which shall be of adequate capacity for the application. At this time, carbon monoxide detectors are not required to be hardwired.

Detectors may be connected to, and powered by, a commercial fire alarm system within a building. Detectors connected to commercial fire alarm systems shall be installed in accordance with the requirements of NFPA 72 and NFPA 720.

GENERAL REQUIREMENTS (BOTH SINGLE-FAMILY AND MULTI-FAMILY DWELLINGS)

Combination Smoke/Carbon Monoxide Devices: (Single, Multi and Rentals)

Combination devices are permitted provided that they meet the requirements of UL 217 and UL 2034.

MAINTENANCE OF DEVICES REQUIRED: (SINGLE-FAMILY, MULTI-UNIT AND RENTALS)

- a. The owner of a single-family dwelling, multi-unit dwelling and/or rental unit shall be responsible for maintaining all carbon monoxide alarms or detectors in good working order.
- b. No person, tenant or occupant of a multi-unit and/or rental unit shall remove any battery from a carbon monoxide alarm or detector, disconnect the primary power to a carbon monoxide alarm or detector, or tamper with or otherwise render inoperable any carbon monoxide alarm or detector.

LIFE SPAN OF SMOKE DETECTORS, CARBON MONOXIDE DETECTORS AND SMOKE/CARBON COMBINATION DETECTORS:

NFPA 72 2010 Ed, Section 14.4.8.1 states That unless otherwise recommended by the manufacturer's published instructions, single and multiple station smoke alarms installed in one and two family dwellings shall be replaced when they fail to respond to operability test but shall not remain in service longer than 10 years from the date of

manufacture. **(For inspection purposes, apartments within a multi-family structure are considered as a single family unit)** NFPA 72 2010 Ed, Section 14.4.8.2 states that combination smoke/carbon monoxide alarms shall be replaced when the end of life signal activates or 10 years from the date of manufacture, whichever comes first.

Pest Elimination – pursuant to City of Concord Housing Maintenance and Occupancy Code Section 309.

309.1 Infestation. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by individuals and/or companies licensed by the State of New Hampshire Division of Pesticide Control. After extermination, proper precautions shall be taken to prevent reinfestation.

309.2 Owner. The owner or the owner's agent shall be responsible for extermination within the structure prior to renting or leasing the structure.

309.3 Single occupant. The occupant of a one-family dwelling shall be responsible for extermination on the premises.

309.4 Multiple occupancy. The owner of a structure containing two (2) or more dwelling units, a multiple occupancy, a rooming house, or a nonresidential structure shall be responsible for extermination in the public or shared areas of the structure and exterior property. If the infestation is caused by failure of an occupant to prevent such infestation in the area occupied, the **occupant and the owner** shall be responsible for extermination.

309.5 Occupant. The occupant of any structure shall be responsible for the continued rodent and pest-free condition of the structure.

Exception: Where the infestations are caused by defects in the structure, the owner shall be responsible for extermination.



RSA 540-A:30 Certain Specific Acts Prohibited

BEDBUG REMEDIATION

Preceding the following are paragraphs I, II, III, IV, IV-a and V...

V-a. No landlord shall willfully fail to investigate a tenant's report of an infestation of **insects, including bed bugs, or rodents** in the tenant's rented or leased premises, within 7 days of receiving notice of such alleged infestation from the tenant or a municipal health or housing code authority, or fail to take reasonable measures to remediate an infestation.

V-b. No tenant shall willfully refuse the landlord access to the premises to:

- (a) Make emergency repairs as authorized in paragraphs IV and IVA-a of this section; and
- (b) Evaluate whether bedbugs are present after the landlord has received notice that bedbugs are present in a dwelling unit adjacent to the premises or a dwelling unit that is directly above or below the premises, provided the landlord gives the tenant 48 hours written notice of his or her need to enter the premises to evaluate whether bedbugs are present.

V-c. No tenant shall willfully refuse to comply with reasonable written instructions from a landlord or pest control operator to prepare the dwelling unit for remediation of an infestation of insects or rodents, including bed bugs, provided that such instructions are given to an adult member of the tenant household such that the tenant household has a reasonable opportunity to comply, and in all cases at least 72 hours prior to remediation.

City of Concord ♦ 37 Green Street ♦ Concord, NH ♦ 03301

Lissa Salvatore, Housing Inspector 225.8580