

## Department of Housing Preservation and Development

### Carbon Monoxide Notice for Posting

2/2015

A Notice regarding carbon monoxide detecting devices, in a form approved by HPD, must be posted in a common area of a Class A multiple dwelling, preferably in the area of the inspection certificate, readily visible to all occupants.

The required notice regarding carbon monoxide detecting devices must meet the following standards:

- 1) the notice shall have letters not less than three-sixteenths of an inch in height;
- 2) the lettering of the notice shall be of bold type and shall be properly spaced to provide good legibility and the background shall be of contrasting colors;
- 3) the notice shall be durable and shall be substantially secured to the common area where it is posted;
- 4) the notice shall be of metal, plastic, or decal;
- 5) lighting shall be sufficient to make the notice easily legible;
- 6) the notice shall use language that captures all of the information in the below sample notice, which contains HPD approved language for the notice.

Note: A Notice regarding carbon monoxide detecting devices must also be provided to the occupants in a one-family or two-family home that is occupied by a person or persons other than the owner of such unit or the owner's family.

### NOTICE

The law requires the owner of the premises to provide a carbon monoxide alarm in each apartment in this building. The carbon monoxide alarm must be placed within 15 feet of the primary entrance to each sleeping room, must be equipped with an end of life alarm, and must be periodically replaced by the property owner as necessary when the suggested useful life of the alarm expires. Tenants are responsible for the maintenance and repair of the alarms installed in the apartment and for replacing any or all alarms that are stolen, removed, missing, or become inoperable during the occupancy of the apartment. The occupant of each apartment in a building in which a carbon monoxide alarm is provided and installed must pay the owner \$25.00 per alarm. This fee covers the cost of the work for the initial installation and each periodic replacement. The occupant has one year from the date of installation to pay the owner.

## Department of Housing Preservation and Development

### Smoke Detector Notice for Posting

2/2015

A Notice regarding smoke detecting devices, in a form approved by HPD, must be posted in a common area of a class A multiple dwelling, preferably in the area near where the inspection certificate is posted, readily visible to all occupants.

The required notice regarding smoke detecting devices must meet the following standards:

- (1) the notice shall have letters not less than three-sixteenths of an inch in height;
- (2) the lettering of the notice shall be of bold type and shall be properly spaced to provide good legibility and the background shall be of contrasting colors;
- (3) the notice shall be durable and shall be substantially secured to the common area where posted;
- (4) the notice shall be of metal, plastic, or decal;
- (5) lighting shall be sufficient to make the notice easily legible;
- (6) the notice shall use language that captures all of the information in the below sample notice, which contains HPD approved language for the notice.

#### NOTICE

The law requires the owner of the premises to post this notice advising tenants that the owner is required by law to provide and install one or more approved and operational smoke detectors in each apartment in this building and to periodically replace such devices upon the expiration of their useful life in accordance with article 312 of chapter 3 of title 28 of the New York City Administrative Code. The law further makes the tenant of each apartment responsible for the maintenance and repair of the detectors installed in the apartment and for replacing any or all detectors which are stolen, removed, missing or become inoperable during the occupancy of the apartment with a device meeting the requirements of article 312 of chapter 3 of title 28 of the Administrative Code. The law also provides that the tenant of each Class A apartment in the building in which a battery-operated smoke detector is provided and installed shall pay the owner a maximum of twenty-five dollars or a maximum of fifty dollars where a combined smoke and carbon monoxide detecting device is installed for the cost of providing and installing each detector. The tenant has one (1) year from the date of installation to make such payment to the owner.