

The Smoke detecting device notice required in Sections 12-01(b) and 12-01(c) of Chapter 12 of Title 28 of the Rules of the City of New York (“28 RCNY §§12-01(b), 12-01(c)”):

- (1) 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.

For the notice required by 28 RCNY §§12-01(b), 12-01(c), an owner may in lieu of such otherwise required notice instead choose to post a single notice that incorporates and complies with 28 RCNY §§12-01(b), 12-01(c) as well as the provisions of 28 RCNY § 12-06(b) and 28 RCNY § 12-11(b). 28 RCNY § 12-12.1 describes conditions under which a combined notice may be used, combining notice of suspected gas leak procedures with notice for smoke detectors and carbon monoxide detectors. A sample of an approved combined notice is contained in 28 RCNY § 12-12.1 and may also be found on HPD’s website at www.nyc.gov/HPD.

SAMPLE NOTICE – SMOKE DETECTING DEVICES

NOTICE

The law requires the owner of the premises 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 tenant of each apartment is 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, unless a detector becomes inoperable within one year of being installed due to a manufacturing defect. The tenant of each apartment in this 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.

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