



# Carbon Monoxide Detectors

## Inspection Requirements Effective January 1, 2018



Carbon monoxide detectors are required in multifamily and single-family rental homes in the State of California.

A rental unit will fail its Housing Quality Standards (HQS) inspection if a carbon monoxide detector is missing or is not working as it should during inspections performed by the San Diego Housing Commission (SDHC) after January 1, 2018.

SDHC conducts these HQS inspections on rental housing units in which the tenants receive Housing Choice Voucher rental assistance from SDHC.

Carbon monoxide detectors must be installed in a manner that is consistent with the manufacturer's instructions or with building standards for new construction (see California Building Standards Code / California Code of Regulations, Title 24).

Tenants are responsible for letting their landlords know if the carbon monoxide detector in their unit does not function properly.

SDHC will note a missing or nonfunctioning carbon monoxide detector as an "emergency repair" that must be corrected and re-inspected within 24 hours.

### Initial Inspections:

- Rental assistance payments from SDHC **will not** begin until the failed item has been corrected and the rental unit has passed its re-inspection.
- Initial inspections occur when the tenant is:
  - Moving into a unit that is new to them; or
  - Remaining in their current unit, but is new to SDHC's Section 8 Housing Choice Voucher rental assistance program

### Annual/Biennial Inspections:

- If the carbon monoxide emergency repair is not corrected within 24 hours, the rental assistance payment from SDHC will be subject to a process known as "abatement."
- The abatement process could result in the temporary or permanent end of SDHC's rental assistance payments unless or until the repair is corrected.
- SDHC will collect from the property owner any amount of rental assistance that is overpaid by SDHC while the unit is out of compliance with HQS.
- Tenants are not responsible for the amount of SDHC's rental assistance payment during this process while a Housing Assistance Payment Contract is in effect.

For more information, email [ownerinfo@sdhc.org](mailto:ownerinfo@sdhc.org)

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SDHC Annual Report & Highlights at [www.sdhc.org](http://www.sdhc.org)



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