

Guest Column for September 15, 2017 NAIOP NJ WeekEnder

Korman and Park's Law - Carbon Monoxide Regulations By Paul McGrath, President, [City Fire Equipment Company](#)

Are you aware that you now are required to install and maintain carbon monoxide alarms in your buildings?

In November 2015 the State of New Jersey enacted the 'Korman and Park's Law', named for Noel Korman, a champion skateboarder, and his friend Alice Park, who were victims of Carbon Monoxide poisoning in a Passaic NJ building that contained art studios and rehearsal spaces.

Carbon Monoxide is a byproduct of the incomplete combustion of any fossil fuel including wood, coal, gasoline, diesel, natural and propane gas. Carbon Dioxide gas can buildup indoors and poison people and animals who breathe it.

Carbon Monoxide is a colorless, odorless gas that is toxic at very low concentration. When you breathe it in, it displaces oxygen in your red blood cells thereby starving your body of the essential element necessary to live. Concentrations of less than 0.1% in your blood will lead to dizziness, nausea and convulsions within 45 minutes. Carbon Monoxide easily mixes with air as it weighs approximately the same.

Carbon Monoxide is one of the leading causes of accidental poisoning deaths in the United States. Poisoning occur more often in the fall and winter months. They account for approximately 50,000 emergency room visits each year.

The Carbon Monoxide regulations requires that carbon monoxide alarms be installed in all types of occupancies throughout New Jersey that contain Fuel Burning Appliances or an Attached Garage. There are specific regulations for the construction and rehabilitation codes, but more immediately the New Jersey Fire Safety Code (Retrofit Code) for existing buildings contains regulations that must be addressed now.

The Fire Safety Code Carbon Monoxide regulations became effective September 3, 2017. Your local fire official will likely bring it to your attention (write a violation) at the next site inspection of your buildings. If you own or manage residential properties, you have had to comply with existing carbon monoxide regulations since 1999.

This new Carbon Monoxide regulation include **all types of buildings** that contain fuel burning appliances or an attached garage.

Fuel burning appliances are any piece of equipment that uses a fossil fuel to energize it. This includes fireplaces, furnaces, pool/spa heaters, clothes dryers, Incinerators, generators, barbeques and cooking appliances.

The best defense against carbon monoxide poisoning is detection and notification.

The Fire Safety Code's minimum requirement permits the use of battery operated or plug in types of carbon dioxide alarms to be used to comply with this regulation.

The new construction code's minimum requirement calls for hard-wired 110V with battery backup carbon dioxide alarms.

The rehabilitation code permits battery operated carbon monoxide alarms unless there is a change of use to I-1, I-2, I-4 or group R occupancy or classrooms in a group E occupancy. In which case, battery operated alarms are prohibited.

Placement of the carbon monoxide alarms is based on the location of the fuel burning appliance

It is important to know that every building is different and each building will need to be evaluated on a case-by-case basis.

If you would like to learn more about these new regulations, contact paul@cityfire.com for a copy of our ***Guideline to the NJ Carbon Monoxide Regulations***.

