

To: IHCD Tax Credit Partners
From: IHCD Real Estate Department
Date: August 9, 2023

Notice: **RED 23-37**

Re: Minimum Design Standards – Smoke & CO Detectors

The Qualified Allocation Plans covering years 2014 through 2024 contain the following requirement under Minimum Development Standards:

“All Developments must install both smoke and CO detectors or combination smoke and CO detectors in accordance with Indiana Building Codes and NFPA 72. Smoke detectors in all existing buildings and rehabilitations shall be installed in all locations as required by Indiana Building Code for new construction. Smoke detectors must be interconnected per Indiana Building Codes and NFPA 72.”

IHCDA is clarifying that this applies to all developments, even those that are fully electric without any gas powered appliances. Furthermore, if combination smoke and CO detectors are not used, plug-in CO detectors must be used wherever smoke detectors are present.

IHCDA acknowledges that this QAP requirement goes beyond the minimum Indiana Building Code requirements for CO detectors, as was IHCDA’s intent in order to provide an additional level of safety to tenants.

