**Maintenance Rooms in Lodging Facilities**

**July 11, 2024**

**Questions and Answers**

Presenter: Britni Hendren, Lodging Program and Legionella Program Manager

Panelists: Mark Jenkerson, Ann Winkler

Below you will find the summary of the questions and answers (Q & A) from the live Webinar Series. For clarity and brevity, the live session of Q & A was trimmed from the original recording. Please keep in mind that this document is meant as a job aide. It does not create or confer any right for or on any person and does not operate to bind federal, state or local food safety regulatory agencies. If you have questions concerning interpretation or application of various portions, please reach out to your District Supervisor for assistance. A current District Map is posted at the top of the page where you found the recording and Q & A document.

Q: Believe Britni had in the presentation that CO should be installed within 5 feet of fuel burning appliances...is opposite, should not be installed within 5 feet.

CORRECTED!

During the presentation Britni mis-spoke and stated that CO detectors should be placed within 5 feet of a fuel burning appliance… this is not accurate. CO detectors should NOT be placed within 5 feet of the appliance and if you are unsure about installation, request to see the manufacturer’s instructions to ensure it is installed appropriately.

Q: For smoke detectors, we have the lodging facilities provide the inspection report to use during the inspection. A new manager at one of our lodging facilities stated that they inspect the smoke detectors themselves. Is this acceptable?

A: They must be inspected yearly, along with the fire panel. If the lodging facility only has smoke detectors: they can inspect these themselves, but they need to keep a log/record of doing so. We would be hesitant to accept this and would not accept on just their word alone.

Q: We have several new lodging establishments that are in plan review. Is it possible for some of our staff attend the initial inspection for educational purposes?

A: Typically, the State inspector will coordinate with the LPHA to conduct the initial inspection of a new lodging establishment.

Q: Have there been incidents/situations where carbon monoxide has been a risk? Can you provide a synopsis of any incidents and what we have done to protect ourselves since then?

A: All of our inspectors carry CO detectors.

We’ve had some encounters when entering rooms with gas powered appliances/equipment and inspectors have noticed the smell.

Inspectors are directed to leave the building/immediate area if there are any levels detected above what we have from fire safety.

Recent situation where the hotel was having issues with the smoke detectors and CO was detected from the sensors. Facility had to have all patrons removed/evacuated.

Instances where we are notified of possible CO or drugs in a room: All the inspectors need to be very diligent during inspections regarding their own safety as well and be aware of the situation. Use CO detectors and disposable gloves when needed.

Mark – The inspector CO detectors we’ve been using are SensorCon. They have worked well thus far: <https://sensorcon-sensing-products-by-molex.myshopify.com/pages/co-collection>

Q: I thought the rule read that water heaters had to have a sprinkler head above them **OR** a fire-resistant room. Has this been changed?

A: I have always required both. Will look further into this and include on Q&A

Lodging Rule 19CSR 20-3.050 (H) (7) states that rooms containing gas water heaters and/or gas furnaces shall have an automatic sprinkler head installed off the domestic water system with a hardwired smoke detector located directly outside the room or shall be protected throughout by an approved, supervised automatic sprinkler system or designed in a manner to be fire resistant….

(G) A fire-resistant room shall consist of wall and ceilings designed to be fire resistant for a minimum of one (1) hour, with a one (1) hour fire rated door and jamb. All openings to this room shall be designed with 1 hour fire rated materials.

Keep in mind though that all establishments built/ remodeled after the codes inception date of October 30, 2005, are required to have a supervised sprinkler system installed throughout the building.

Q: Rooms containing gas water heaters and/or gas furnaces shall have an automatic sprinkler head installed off the domestic water system with a hardwired smoke detector... does this also include gas dryers?

A: Yes, anything that is gas fueled is required to have a CO detector in the room and a sprinkler installed above the appliance.

Q: Can you explain more of what makeup air is and where I would find this? Mostly/only in rooms with dryers?

A: Makeup air will come from gas appliances. We will need more information – more detail will be provided with Q&A

In a nutshell, makeup air is designed to replace exhaust air by bringing in fresh outdoor air into the space and heating or cooling it to the desired condition and discharge the conditioned air into the building.

Make-up air could come from dryers, hot water heaters, gas cooking appliance, and HVAC heaters.

Make-up air is critical to the proper operation of all fuel-burning appliances.

Q: Do we have any updates on MO Dept Fire Safety Inspections? Are they getting caught up yet? Any new resources for getting State Inspected Boilers/Pressure vessels inspected?

A: They are working on getting caught up, they still only have 2 people for entire state. Recently gotten clearance to hire more. They have been accommodating when Britni sends list of facilities that really need and inspection – they try to get those taken care of within a week. There are no other resources to get those inspected – we are not certified boiler inspectors.

Q: On T&P valve rating tags, there is generally listed an AGA and an ASME rating listed. Which rating on the tag is used to determine if it is properly rated with respect to the BTU/hr. input rating of the water heater?

A: Use the ASME, will double check what the AGA rating is.

In short AGA and ASME are both certifications that show that the valves have been inspected and meet those regulations. AGA rating should always be in excess of the BTU input of the heater. The ASME is there to show that the valves have been capacity certified by the National Board and are in compliance with the ASME Boiler and Pressure Vessel Code.

Q: Is anybody seeing any special challenges with on demand water heaters? Do any exceed 199, 999 BTUs?

A: Two types of gas tankless water heaters. Condensing and non-condensing. I will address each below and how they work.

Condensing tankless heater – have two heat exchangers and use the extra heat exchanger uses heat from the exhaust gas to preheat the inflowing cold water. Have higher energy efficiency and flow rates, these also allow for the use of PVC for venting.

Non-condensing tankless water heater- these have a slightly smaller size, they do not require a drain, and can be power vent or direct-vent. Power vent units use the indoor air for combustion and simply vent the exhaust outside, direct vent pull in air from the outside, so they have two vents for intake and exhaust. These require metal exhaust venting.

Electric units do not require venting.

New technology comes out. They MUST prove that is acceptable or not.

Anytime you are unsure about how a product works or have questions about the install it is on the establishment to prove it is acceptable, so ask them to see the manufacturer’s specs or the direction manual.

Final thought: Even if you go to places year after year, PLEASE check things every time. Sometimes maintenance is done throughout the year and then things go wrong.