



General Assembly

February Session, 2006

Raised Bill No. 106

LCO No. 1444

01444_____PS_

Referred to Committee on Public Safety and Security

Introduced by:
(PS)

AN ACT CONCERNING CARBON MONOXIDE DETECTORS IN RENTAL HOUSING.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Section 29-292 of the 2006 supplement to the general
2 statutes is repealed and the following is substituted in lieu thereof
3 (*Effective October 1, 2006*):

4 (a) The State Fire Marshal and the Codes and Standards Committee
5 shall adopt and administer a Fire Safety Code and at any time may
6 amend the same. The code shall be based on a nationally recognized
7 model fire code and shall be revised not later than January 1, 2005, and
8 thereafter as deemed necessary to incorporate advances in
9 technologies and improvements in construction materials and any
10 subsequent revisions to the code not later than eighteen months
11 following the date of first publication of such revisions to the code,
12 unless the State Fire Marshal and the committee certify that a revision
13 is not necessary for such purpose. The regulations in said code shall
14 provide for reasonable safety from fire, smoke and panic therefrom, in
15 all buildings and areas adjacent thereto except in private dwellings
16 occupied by one or two families and upon all premises except those

17 used for manufacturing, and shall include provision for (1) carbon
18 monoxide detection and warning equipment to be installed by the
19 property owner in new residential buildings not exempt under
20 regulations adopted pursuant to this subsection and designed to be
21 occupied by one or two families for which a building permit for new
22 occupancy is issued on or after October 1, 2005, except that, in the case
23 of rental housing, without regard to the date of the building permit for
24 new occupancy, and (2) smoke detection and warning equipment in
25 (A) residential buildings designed to be occupied by two or more
26 families, (B) new residential buildings designed to be occupied by one
27 family for which a building permit for new occupancy is issued on or
28 after October 1, 1978, requiring equipment complying with the Fire
29 Safety Code, and (C) new residential buildings designed to be
30 occupied by one or more families for which a building permit for new
31 occupancy is issued on or after October 1, 1985, requiring equipment
32 capable of operation using alternating current and batteries.

33 (b) Said regulations shall [provide the requirements for] (1) require
34 that: (A) The markings and literature which shall accompany such
35 equipment be sufficient to inform the occupants and owners of such
36 buildings of the purpose, protective limitations and correct installation,
37 operating, testing, maintenance and replacement procedures and
38 servicing instructions for such equipment; [and shall require that
39 smoke] (B) the smoke detection and warning equipment which is
40 installed in such residential buildings [shall] be capable of sensing
41 visible or invisible smoke particles; [, that the] (C) the manner and
42 location of installing smoke detectors [shall] be approved by the local
43 fire marshal or building official, and that such installation [shall] not
44 exceed the standards under which such equipment was tested and
45 approved; and [that such] (D) the equipment, when activated, [shall]
46 provide an alarm suitable to warn the occupants, provided each hotel,
47 motel or inn shall install or furnish such equipment which, when
48 activated, shall provide a visible alarm suitable to warn occupants, in
49 at least one per cent of the units or rooms in such establishment having
50 one hundred or more units or rooms and in establishments having less

51 than one hundred units or rooms, it shall install or furnish at least one
52 such alarm, [. Said regulations shall provide the] and (2) provide
53 requirements and specifications for the installation and use of carbon
54 monoxide detection and warning equipment [and shall] that include,
55 but are not [be] limited to, the location, power requirements and
56 standards for such equipment and exemptions for buildings that do
57 not pose a risk of carbon monoxide poisoning due to sole dependence
58 on systems that do not emit carbon monoxide.

59 [(b)] (c) (1) No certificate of occupancy shall be issued for any
60 residential building designed to be occupied by two or more families,
61 or any new residential building designed to be occupied by one or
62 more families for which a building permit for new occupancy is issued
63 on or after October 1, 1978, unless the local fire marshal or building
64 official has certified that said building is equipped with smoke
65 detection and warning equipment complying with the Fire Safety
66 Code.

67 (2) No certificate of occupancy shall be issued for any new
68 residential building not exempt under regulations adopted pursuant to
69 subsection (a) of this section and designed to be occupied by one or
70 two families [for which a building permit for new occupancy is issued
71 on or after October 1, 2005,] unless the local fire marshal or building
72 official has certified that said building is equipped with carbon
73 monoxide detection and warning equipment complying with the Fire
74 Safety Code.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2006	29-292

Statement of Purpose:

To extend the carbon monoxide detector requirements that all rental housing eligible under the existing law, without regard to the date of the building permit for new occupancy, and to make property owners responsible for such installation.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]