



General Assembly

Substitute Bill No. 106

February Session, 2006

* SB00106PS 030806 *

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2 statutes is repealed and the following is substituted in lieu thereof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) (A) carbon
18 monoxide detection and warning equipment in (i) dormitories at
19 institutions of higher education, and (ii) new residential buildings not

20 exempt under regulations adopted pursuant to this subsection and
21 designed to be occupied by one or two families for which a building
22 permit for new occupancy is issued on or after October 1, 2005, except
23 that, in the case of rental housing, without regard to the date of the
24 building permit for new occupancy, and (B) the property owner to
25 install or cause to be installed such carbon monoxide detector and
26 warning equipment by (i) March 1, 2007, if battery operated, or (ii)
27 March 1, 2008, if the detectors require hard wiring, and (2) smoke
28 detection and warning equipment in (A) residential buildings
29 designed to be occupied by two or more families, (B) new residential
30 buildings designed to be occupied by one family for which a building
31 permit for new occupancy is issued on or after October 1, 1978,
32 requiring equipment complying with the Fire Safety Code, and (C)
33 new residential buildings designed to be occupied by one or more
34 families for which a building permit for new occupancy is issued on or
35 after October 1, 1985, requiring equipment capable of operation using
36 alternating current and batteries.

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

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

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

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

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

PS *Joint Favorable Subst.*