



General Assembly

Substitute Bill No. 6600

January Session, 2021



**AN ACT CONCERNING SMOKE DETECTION AND WARNING
EQUIPMENT IN ALL RESIDENTIAL BUILDINGS.**

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

1 Section 1. Section 29-292 of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective from passage*):

3 (a) (1) The State Fire Marshal and the Codes and Standards
4 Committee shall adopt and administer a Fire Safety Code and at any
5 time may amend the [same] code in accordance with the provisions of
6 section 29-292a. The code shall be based on a nationally recognized
7 model fire code and shall be revised as deemed necessary to incorporate
8 advances in technologies and improvements in construction materials
9 and any subsequent revisions to the code not later than eighteen months
10 following the date of first publication of such revisions to the model fire
11 code, unless the State Fire Marshal and the committee certify that a
12 revision is not necessary for such purpose. The [regulations in said] code
13 shall provide for reasonable safety from fire, smoke and panic
14 therefrom, in all buildings and areas adjacent thereto except in private
15 dwellings occupied by one or two families and upon all premises, and
16 shall include provision for (A) carbon monoxide detection and warning
17 equipment in (i) new residential buildings not exempt under
18 [regulations adopted pursuant to this subsection] the code and designed

19 to be occupied by one or two families for which a building permit for
20 new occupancy is issued on or after October 1, 2005, and (ii) all public
21 or nonpublic school buildings, and (B) smoke detection and warning
22 equipment in [(i)] residential buildings designed to be occupied by [two]
23 one or more families. [, (ii) new residential buildings designed to be
24 occupied by one family for which a building permit for new occupancy
25 is issued on or after October 1, 1978, requiring equipment complying
26 with the Fire Safety Code, and (iii) new residential buildings designed
27 to be occupied by one or more families for which a building permit for
28 new occupancy is issued on or after October 1, 1985, requiring
29 equipment capable of operation using alternating current and batteries.]

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

49 (3) [Said regulations] The Fire Safety Code shall (A) provide the
50 requirements and specifications for the installation and use of carbon
51 monoxide detection and warning equipment and shall include, but not

52 be limited to, the location, power requirements and standards for such
53 equipment and exemptions for buildings that do not pose a risk of
54 carbon monoxide poisoning due to sole dependence on systems that do
55 not emit carbon monoxide; (B) provide the requirements for testing and
56 inspecting carbon monoxide detection and warning equipment installed
57 in public or nonpublic school buildings and shall include, but not be
58 limited to, the frequency with which such equipment shall be tested and
59 inspected; (C) require that, for a public or nonpublic school building, (i)
60 any carbon monoxide detection equipment installed in any such
61 building meet or exceed Underwriters Laboratories Standard Number
62 2075, or (ii) any carbon monoxide warning equipment installed in any
63 such building meet or exceed Underwriters Laboratories Standard
64 Number 2034; (D) require the installation and maintenance of such
65 detection or warning equipment to comply with the manufacturer's
66 instructions and with the standards set forth by the National Fire
67 Protection Association; and (E) prohibit, for public and nonpublic
68 school buildings for which a building permit for new occupancy is
69 issued on or after January 1, 2012, the installation of any battery-
70 operated carbon monoxide warning equipment or any plug-in carbon
71 monoxide warning equipment that has a battery as its back-up power
72 source.

73 (b) (1) No certificate of occupancy shall be issued for any residential
74 building designed to be occupied by two or more families, or any new
75 residential building designed to be occupied by one or more families for
76 which a building permit for new occupancy is issued on or after October
77 1, 1978, unless the local fire marshal or building official has certified that
78 such building is equipped with smoke detection and warning
79 equipment complying with the Fire Safety Code.

80 (2) No certificate of occupancy shall be issued for any (A) new
81 residential building not exempt under [regulations adopted pursuant to
82 subsection (a) of this section] the Fire Safety Code and designed to be
83 occupied by one or two families for which a building permit for new
84 occupancy is issued on or after October 1, 2005, or (B) public or

85 nonpublic school building for which a building permit for new
86 occupancy is issued on or after January 1, 2012, unless the local fire
87 marshal or building official has certified that such residential or school
88 building is equipped with carbon monoxide detection and warning
89 equipment complying with the Fire Safety Code.

90 (c) (1) No municipality, local or regional board of education, or
91 supervisory agent of a nonpublic school, and (2) no employee, officer or
92 agent of such municipality, board of education or supervisory agent
93 acting without malice, in good faith and within the scope of his or her
94 employment or official duties shall be liable for any damage to any
95 person or property resulting from the failure to detect carbon monoxide
96 within a public school building, provided carbon monoxide detection
97 equipment is installed and maintained in accordance with the
98 manufacturer's published instructions and with the [regulations
99 established pursuant to this section] Fire Safety Code.

100 Sec. 2. Section 20-491 of the general statutes is repealed and the
101 following is substituted in lieu thereof (*Effective October 1, 2021*):

102 (a) The commissioner, with the advice and assistance of the board,
103 shall adopt regulations, in accordance with the provisions of chapter 54,
104 to: (1) Establish such qualifications for the licensing of home inspectors
105 as the commissioner finds necessary for the public interest; (2) establish
106 an application process for persons seeking a license as a home inspector;
107 (3) establish continuing education requirements and standards of
108 professional and ethical conduct for home inspectors; (4) publish a code
109 of ethics for home inspectors; [and] (5) establish such reasonable rules
110 and regulations as the commissioner may deem necessary or desirable
111 to carry out and enforce the provisions of sections 20-490 to 20-495a,
112 inclusive; and (6) establish a minimum and uniform standard for any
113 home inspector who provides a home inspection. The minimum and
114 uniform standard for a home inspector shall, at a minimum, require a
115 home inspector providing a home inspection to report on the presence
116 of smoke detection and warning equipment and note (A) where such
117 equipment is located, (B) the total number of such equipment, (C)

