



General Assembly

Substitute Bill No. 106

February Session,
2006

* _____ SB00106PD _____ 041806 _____ *

AN ACT CONCERNING CARBON MONOXIDE DETECTORS IN RENTAL HOUSING.

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

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 Section 29-292 of the 2006 supplement to the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2006*):

(a) The State Fire Marshal and the Codes and Standards Committee shall adopt and administer a Fire Safety Code and at any time may amend the same. The code shall be based on a nationally recognized model fire code and shall be revised not later than January 1, 2005, and thereafter as deemed necessary to incorporate advances in technologies and improvements in construction materials and any subsequent revisions to the code not later than eighteen months following the date of first publication of such revisions to the code, unless the State Fire Marshal and the committee certify that a revision is not necessary for such purpose. The regulations in said code shall provide for reasonable safety from fire, smoke and panic therefrom, in all buildings and areas adjacent thereto except in private dwellings occupied by one or two families and upon all premises except those used for manufacturing, and shall include provision for (1) (A) carbon monoxide detection and warning equipment in (i) dormitories at institutions of higher education, and (ii) new residential buildings not exempt under regulations adopted pursuant to this subsection and designed to be occupied by one or two families for which a building permit for new occupancy is issued on or after October 1, 2005, except that, in the case of rental housing, without regard to the date of the building permit for new occupancy, and (B) the property owner to install or cause to be installed such carbon monoxide detector and warning equipment by (i) March 1, 2007, if battery operated, or (ii) March 1, 2008, if the detectors require hard wiring, and (2) smoke detection and warning equipment in (A) residential buildings designed to be occupied by two or more families, (B) new residential buildings designed to be occupied by one family for which a building permit for new occupancy is issued on or after October 1, 1978, requiring equipment complying with the Fire Safety Code, and (C) new residential buildings designed to be occupied by one or more families for which a building permit for new occupancy is issued on or after October 1, 1985, requiring equipment capable of operation using alternating current and batteries.

(b) Said regulations shall [provide the requirements for] (1) require that: (A) The markings and literature which shall accompany such equipment be sufficient to inform the occupants and

owners of such buildings of the purpose, protective limitations and correct installation, operating, testing, maintenance and replacement procedures and servicing instructions for such equipment; [and shall require that smoke] (B) the smoke detection and warning equipment which is installed in such residential buildings [shall] be capable of sensing visible or invisible smoke particles; [, that the] (C) the manner and location of installing smoke detectors [shall] be approved by the local fire marshal or building official, and that such installation [shall] not exceed the standards under which such equipment was tested and approved; and [that such] (D) the equipment, when activated, [shall] provide an alarm suitable to warn the occupants, provided each hotel, motel or inn shall install or furnish such equipment which, when activated, shall provide a visible alarm suitable to warn occupants, in at least one per cent of the units or rooms in such establishment having one hundred or more units or rooms and in establishments having less than one hundred units or rooms, it shall install or furnish at least one such alarm, [. Said regulations shall provide the] and (2) provide requirements and specifications for the installation and use of carbon monoxide detection and warning equipment [and shall] that include, but are not [be] limited to, the location, power requirements and standards for such equipment and exemptions for buildings that do not pose a risk of carbon monoxide poisoning due to sole dependence on systems that do not emit carbon monoxide.

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

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