
THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 437 Session of
2017

INTRODUCED BY FONTANA, BREWSTER, COSTA, HAYWOOD, HUGHES AND
BROWNE, FEBRUARY 27, 2017

REFERRED TO COMMUNITY, ECONOMIC AND RECREATIONAL DEVELOPMENT,
FEBRUARY 27, 2017

AN ACT

1 Providing standards for carbon monoxide alarms in certain
2 lodging establishments; and imposing penalties.

3 The General Assembly of the Commonwealth of Pennsylvania
4 hereby enacts as follows:

5 Section 1. Short title.

6 This act shall be known and may be cited as the Carbon
7 Monoxide Alarm Standards in Lodging Establishments Act.

8 Section 2. Definitions.

9 The following words and phrases when used in this act shall
10 have the meanings given to them in this section unless the
11 context clearly indicates otherwise:

12 "Approved carbon monoxide alarm." The term includes:

13 (1) A single or multiple station carbon monoxide alarm
14 listed as complying with the approved American National
15 Standard for Safety for Single and Multiple Station Carbon
16 Monoxide Alarms (ANSI/UL2034) or a carbon monoxide detector
17 listed as complying with the approved American National

1 Standard for Safety for Gas and Vapor Detectors and Sensors
2 (ANSI/UL2075) installed in accordance with this act.

3 (2) A device that may be combined with a smoke alarm or
4 smoke detector if the combined smoke alarm or detector meets
5 all of the following:

6 (i) Complies with either of the following:

7 (A) The approved American National Standard for
8 Safety for Single and Multiple Station Carbon
9 Monoxide Alarms (ANSI/UL2034) for carbon monoxide
10 alarms and the approved American National Standard
11 for Safety for Single and Multiple Station Smoke
12 Alarms (ANSI/UL217) for smoke alarms.

13 (B) The approved American National Standard for
14 Safety for Gas and Vapor Detectors and Sensors
15 (ANSI/UL2075) for carbon monoxide detectors and the
16 approved American National Standard for Safety for
17 Smoke Detectors for Fire Alarm Systems (ANSI/UL268)
18 for smoke detectors.

19 (ii) Emits an alarm in a manner that clearly
20 differentiates between detecting the presence of carbon
21 monoxide and the presence of smoke.

22 (3) A carbon monoxide detection system that includes
23 carbon monoxide detectors and audible notification appliances
24 that are installed and maintained in accordance with the
25 National Fire Alarm and Signaling Code (NFPA 72) and the
26 Standard for the Installation of Carbon Monoxide (CO)
27 Detection and Warning Equipment (NFPA 720) and are in
28 compliance with the approved American National Standard for
29 Safety for Gas and Vapor Detectors and Sensors (ANSI/UL2075).

30 "Fossil fuel." Coal, kerosene, oil, wood, fuel gases and

1 other petroleum or hydrocarbon products which emit carbon
2 monoxide as a by-product of combustion.

3 "Installed." A carbon monoxide alarm that is hardwired into
4 the electrical wiring, directly plugged into an electrical
5 outlet without a switch, other than a circuit breaker, or, if
6 the alarm is battery-powered, attached to the wall or ceiling of
7 a lodging establishment or a unit, in accordance with the
8 Standard for the Installation of Carbon Monoxide (CO) Detection
9 and Warning Equipment (NFPA 720).

10 "Lodging establishment."

11 (1) Any of the following:

12 (i) a hotel, motel, inn, guest house or other
13 structure which is held out by any means, including
14 advertising, license, registration with an innkeepers'
15 group, convention listing association, travel publication
16 or similar association or with a government agency, as
17 being available to provide overnight lodging or use of
18 facility space for consideration to persons seeking
19 temporary accommodation;

20 (ii) any place which advertises to the public at
21 large or any segment thereof that it provides beds,
22 sanitary facilities or other space for a temporary period
23 to members of the public at large; or

24 (iii) any place recognized as a hostelry.

25 (2) The term includes any portion of a facility that is
26 devoted to a person who pays consideration to occupy one or
27 more units as an established permanent residence. The term
28 does not include a college or university student residence
29 hall.

30 "Operational." Working and in service.

1 "Unit." A room or a suite of two or more rooms of a lodging
2 establishment that are occupied, leased for occupation or
3 intended or designed to be occupied either as overnight lodging,
4 temporary accommodation or as a permanent residence.

5 Section 3. Administration.

6 Nothing in this act is intended to modify the authority and
7 responsibilities of the Department of Labor and Industry under
8 the act of November 10, 1999 (P.L.491, No.45), known as the
9 Pennsylvania Construction Code Act.

10 Section 4. Carbon monoxide alarm requirements.

11 (a) Lodging establishment.--Each lodging establishment which
12 uses a fossil fuel-burning heater or appliance or has an
13 attached garage must have an operational, centrally located and
14 approved carbon monoxide alarm installed in the vicinity of the
15 fossil fuel-burning heater or fireplace and in every unit that
16 is located on the same story as the fossil fuel-burning heater,
17 appliance or attached garage within 18 months of the effective
18 date of this section.

19 (b) Maintenance, repair or replacement.--The owner of a
20 lodging establishment is responsible for providing for the
21 maintenance, repair or replacement of an approved carbon
22 monoxide alarm or the care and replacement of batteries in the
23 lodging establishment.

24 Section 5. Enforcement.

25 Willful failure to install or maintain in operating condition
26 any approved carbon monoxide alarm required by this act is a
27 summary offense punishable by a fine of up to \$50.

28 Section 6. Effective date.

29 This act shall take effect immediately.