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THE GENERAL ASSEMBLY OF PENNSYLVANIA

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**HOUSE BILL**

**No. 726**

Session of  
1981

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INTRODUCED BY FLECK, MARMION, HEISER, TADDONIO, COHEN, KUKOVICH, WARGO, NOYE, LETTERMAN, COCHRAN, PRATT, MRKONIC, HALUSKA, PISTELLA, BROWN, WOGAN, JOHNSON, MICHLOVIC, MACKOWSKI, GEIST, McCALL, SALVATORE, FRAZIER, SAURMAN, VAN HORNE, MICOZZIE, DAVIES, HORGOS, GRABOWSKI, BLAUM, FISCHER, DAWIDA, SPITZ AND PETRARCA, MARCH 9, 1981

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REFERRED TO COMMITTEE ON BUSINESS AND COMMERCE, MARCH 9, 1981

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AN ACT

1 Requiring the installation and maintenance of smoke detectors in  
2 hotels and motels; conferring powers and imposing duties on  
3 the Department of Labor and Industry and local fire  
4 departments and fire companies.

5 The General Assembly of the Commonwealth of Pennsylvania  
6 hereby enacts as follows:

7 Section 1. The person in charge of each hotel or motel shall  
8 cause to be installed in each room provided for guests a home  
9 type smoke detector approved by Underwriters Laboratories. Such  
10 smoke detectors shall be battery operated, and shall be equipped  
11 with a light of sufficient illumination that a person can see  
12 the direction to the nearest fire exit. The person in charge of  
13 each hotel or motel shall designate employees to test each smoke  
14 detector at least once each month and who shall keep a record of  
15 such inspection, noting the date of inspection, the location of  
16 the smoke detector and any remarks concerning the operational  
17 integrity of the smoke detector. Such records may be inspected

1 at any time by the Department of Labor and Industry. Each guest  
2 room shall have a sign affixed to the inside of the door, midway  
3 between the floor and ceiling indicating the direction to the  
4 nearest fire exit.

5 Section 2. Each hallway shall be equipped with a commercial  
6 type smoke detector approved by Underwriters Laboratories and  
7 which shall be equipped with a standby power source and with a  
8 light of sufficient illumination that a person can see  
9 directions to the nearest fire exit. Such smoke detectors shall  
10 be inspected and labeled annually by the fire department or fire  
11 company which protects the area in which the hotel or motel is  
12 located. Such fire department or fire company may charge a fee  
13 to the hotel or motel which shall be equal to the reasonable  
14 cost of making the inspection and labeling.

15 Section 3. When this act becomes operative as to any hotel  
16 or motel the person in charge thereof shall cause to be  
17 prominently displayed a notice to patrons that this facility is  
18 equipped with smoke detectors, commencing on the first day on  
19 which the system becomes operational and ceasing on the last day  
20 of the sixtieth month after enactment.

21 Section 4. It shall be unlawful for the owner or operator of  
22 a hotel or motel or for any other person acting on behalf of any  
23 hotel or motel, as to which this act has become operative to  
24 apply for any building permit, occupancy permit or financial  
25 assistance from any State or local authority, unless such hotel  
26 or motel is in full compliance with this act as determined by  
27 the Department of Labor and Industry.

28 Section 5. This act shall become effective immediately but  
29 shall not become operative to any hotel or motel having 49 or  
30 less guest rooms until 24 months after final enactment, nor to

1 any hotel having 50 to 149 guest rooms until 18 months after  
2 final enactment, nor to any hotel or motel having 150 or more  
3 guest rooms until 12 months after final enactment.