

THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 607 Session of  
2013

INTRODUCED BY BROWNE, ARGALL, YUDICHAK, FARNESE, WASHINGTON,  
STACK, BREWSTER, SOLOBAY, COSTA AND BLAKE, MARCH 1, 2013

AS REPORTED FROM COMMITTEE ON CONSUMER AFFAIRS, HOUSE OF  
REPRESENTATIVES, AS AMENDED, NOVEMBER 13, 2013

AN ACT

1 Providing standards for carbon monoxide alarms; and imposing  
2 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 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 "Apartment." A room or suite of two or more rooms, occupied  
13 or leased for occupation, or intended or designed to be  
14 occupied, as a domicile.

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

16 (1) A single or multiple station carbon monoxide alarm  
17 listed as complying with the Approved American National



1 Standard for SINGLE AND Multiple Station Carbon Monoxide  
2 Alarms (ANSI/UL2034) or a carbon monoxide detector listed as  
3 complying with the Approved American National Standard for  
4 Gas and Vapor Detectors and Sensors (ANSI/UL2075) installed  
5 in accordance with this act.

6 (2) A device that may be combined with a smoke alarm or  
7 smoke detector if the combined smoke alarm or detector meets  
8 all of the following:

9 (i) Complies with either of the following:

10 (A) The Approved American National Standard for  
11 SINGLE AND Multiple Station Carbon Monoxide Alarms  
12 (ANSI/UL2034) for carbon monoxide alarms and the  
13 Approved American National Standard for Single and  
14 Multiple Station Smoke Alarms (ANSI/UL217) for smoke  
15 alarms.

16 (B) The Approved American National Standard for  
17 Gas and Vapor Detectors and Sensors (ANSI/UL2075) for  
18 carbon monoxide detectors and the Approved American  
19 National Standard for Safety for ~~Automotive Glass~~  
20 ~~Tube Fuses~~ SMOKE DETECTORS FOR FIRE ALARM SYSTEMS  
21 (ANSI/UL268) for smoke detectors.

22 (ii) Emits an alarm in a manner that clearly  
23 differentiates between detecting the presence of carbon  
24 monoxide and the presence of smoke.

25 (3) A carbon monoxide detection system that includes  
26 carbon monoxide detectors and audible notification appliances  
27 that are installed and maintained in accordance with the  
28 National Fire Alarm and Signaling Code (NFPA 72) and the  
29 Standard for the Installation of Carbon Monoxide (CO)  
30 Detection and Warning Equipment (NFPA 720) and are in



compliance with the Approved American National Standard for  
Gas and Vapor Detectors and Sensors (ANSI/UL2075).

"Fossil fuel." Coal, kerosene, oil, wood, fuel gases and  
other petroleum or hydrocarbon products which emit carbon  
monoxide as a by-product of combustion.

"Installed." A carbon monoxide alarm that is hardwired into  
the electrical wiring, directly plugged into an electrical  
outlet without a switch, other than a circuit breaker, or, if  
the alarm is battery-powered, attached to the wall or ceiling of  
a residential building, an apartment or a multifamily dwelling,  
in accordance with the Standard for the Installation of Carbon  
Monoxide (CO) Detection and Warning Equipment (NFPA) 720.

"Multifamily dwelling." Any house or building, or portion  
thereof, that is intended or designed to be occupied or leased  
for occupation, or occupied as a home or residence for three or  
more households living in separate apartments ~~that they are~~, AND  
DOING THEIR cooking on the premises. ~~The term excludes the~~  
~~following:~~

~~(1) Dormitories.~~

~~(2) Monasteries.~~

"Operational." Working and in service.

"Residential building." Detached one-family and two-family  
dwellings and multiple single-family dwellings which are not  
more than three stories in height with a separate means of  
egress, which includes accessory structures.

Section 3. Administration.

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



1 Section 4. Carbon monoxide alarm requirements.

2 (a) Residential building.--Upon the sale of a residential  
3 building, the seller shall disclose information regarding the  
4 installation of carbon monoxide detectors on the property  
5 disclosure statement required by 68 Pa.C.S. Ch. 73 (relating to  
6 seller disclosures).

7 (b) Multifamily dwellings.--Each apartment in a multifamily  
8 dwelling, which uses a fossil fuel-burning heater or appliance,  
9 fireplace or an attached garage, must have an operational,  
10 centrally located and approved carbon monoxide alarm installed  
11 in the vicinity of the bedrooms and the fossil fuel-burning  
12 heater or fireplace within one year of the effective date of  
13 this act.

14 Section 5. Carbon monoxide alarm requirements in rental  
15 properties.

16 (a) Owner responsibilities.--The owner of a multifamily  
17 dwelling having a fossil fuel-burning heater or appliance,  
18 fireplace or an attached garage used for rental purposes and  
19 required to be equipped with one or more approved carbon  
20 monoxide alarms shall:

21 (1) Provide and install an operational, centrally  
22 located and approved carbon monoxide alarm in the vicinity of  
23 the bedrooms and the fossil fuel-burning heater or fireplace.

24 (2) Replace, in accordance with this act, any approved  
25 carbon monoxide alarm that has been stolen, removed, found  
26 missing or rendered inoperable during a prior occupancy of  
27 the rental property and which has not been replaced by the  
28 prior occupant before the commencement of a new occupancy of  
29 the rental property.

30 (3) Ensure that the batteries in each approved carbon



monoxide alarm are in operating condition at the time the new occupant takes residence in the rental property.

(b) Maintenance, repair or replacement.--Except as provided in subsection (a), the owner of a multifamily dwelling used for rental purposes is not responsible for the maintenance, repair or replacement of an approved carbon monoxide alarm or the care and replacement of batteries while the building is occupied. Responsibility for maintenance and repair of carbon monoxide alarms shall revert to the owner of the building upon vacancy of the rental property.

(c) Occupant responsibilities.--The occupant of each multifamily dwelling used for rental purposes in which an operational and approved carbon monoxide alarm has been provided must:

(1) Keep and maintain the device in good repair.

(2) Test the device.

(3) Replace batteries as needed.

(4) Replace any device that is stolen, removed, missing or rendered inoperable during the occupancy of the building.

(5) Notify the owner or the authorized agent of the owner in writing of any deficiencies pertaining to the approved carbon monoxide alarm.

#### Section 6. Enforcement.

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

#### Section 7. Municipal requirements.

Nothing in this act shall be construed to prevent a municipality from adopting, by resolution, equal or more stringent requirements relating to carbon monoxide alarms. If a



1 municipality adopts more stringent requirements relating to  
2 carbon monoxide alarms, the municipality shall reimburse the  
3 actual costs for purchase and installation of the carbon  
4 monoxide alarms to the person who paid for the actual costs.

5 Section 20. Effective date.

6 This act shall take effect immediately.

