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THE GENERAL ASSEMBLY OF PENNSYLVANIA

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SENATE BILL

No. 607 Session of  
2013

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

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REFERRED TO URBAN AFFAIRS AND HOUSING, MARCH 1, 2013

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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  
18 Standard for Multiple Station Carbon Monoxide Alarms

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

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

8 (i) Complies with either of the following:

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

14 (B) The Approved American National Standard for  
15 Gas and Vapor Detectors and Sensors (ANSI/UL2075) for  
16 carbon monoxide detectors and the Approved American  
17 National Standard for Safety for Automotive Glass-  
18 Tube Fuses (ANSI/UL268) 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 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 residential building, an apartment or a multifamily dwelling,  
8 in accordance with the Standard for the Installation of Carbon  
9 Monoxide (CO) Detection and Warning Equipment (NFPA) 720.

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

15 (1) Dormitories.

16 (2) Monasteries.

17 "Operational." Working and in service.

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

22 Section 3. Administration.

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

27 Section 4. Carbon monoxide alarm requirements.

28 (a) Residential building.--Upon the sale of a residential  
29 building, the seller shall disclose information regarding the  
30 installation of carbon monoxide detectors on the property

1 disclosure statement required by 68 Pa.C.S. Ch. 73 (relating to  
2 seller disclosures).

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

10 Section 5. Carbon monoxide alarm requirements in rental  
11 properties.

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

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

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

26 (3) Ensure that the batteries in each approved carbon  
27 monoxide alarm are in operating condition at the time the new  
28 occupant takes residence in the rental property.

29 (b) Maintenance, repair or replacement.--Except as provided  
30 in subsection (a), the owner of a multifamily dwelling used for

1 rental purposes is not responsible for the maintenance, repair  
2 or replacement of an approved carbon monoxide alarm or the care  
3 and replacement of batteries while the building is occupied.  
4 Responsibility for maintenance and repair of carbon monoxide  
5 alarms shall revert to the owner of the building upon vacancy of  
6 the rental property.

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

- 11 (1) Keep and maintain the device in good repair.
- 12 (2) Test the device.
- 13 (3) Replace batteries as needed.
- 14 (4) Replace any device that is stolen, removed, missing  
15 or rendered inoperable during the occupancy of the building.
- 16 (5) Notify the owner or the authorized agent of the  
17 owner in writing of any deficiencies pertaining to the  
18 approved carbon monoxide alarm.

19 Section 6. Enforcement.

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

23 Section 7. Municipal requirements.

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

27 Section 20. Effective date.

28 This act shall take effect immediately.