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THE GENERAL ASSEMBLY OF PENNSYLVANIA

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SENATE BILL

No. 1278 Session of  
2014

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INTRODUCED BY FONTANA, WASHINGTON, ARGALL, COSTA, SOLOBAY,  
TARTAGLIONE, SCHWANK AND HUGHES, MARCH 26, 2014

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REFERRED TO COMMUNITY, ECONOMIC AND RECREATIONAL DEVELOPMENT,  
MARCH 26, 2014

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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 Single and Multiple Station Carbon Monoxide  
16 Alarms (ANSI/UL2034) or a carbon monoxide detector listed as  
17 complying with the Approved American National Standard for

1 Gas and Vapor Detectors and Sensors (ANSI/UL2075) installed  
2 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 Single and Multiple Station Carbon Monoxide Alarms  
9 (ANSI/UL2034) for carbon monoxide alarms and the  
10 Approved American National Standard for Single and  
11 Multiple Station Smoke Alarms (ANSI/UL217) for smoke  
12 alarms.

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

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

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

29 "Fossil fuel." Coal, kerosene, oil, wood, fuel gases and  
30 other petroleum or hydrocarbon products which emit carbon

1 monoxide as a by-product of combustion.

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

9 "Lodging establishment." Any of the following:

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

17 (2) any place which advertises to the public at large or  
18 any segment thereof that it provides beds, sanitary  
19 facilities or other space for a temporary period to members  
20 of the public at large; or

21 (3) any place recognized as a hostelry.

22 The term includes any portion of a facility that is devoted to a  
23 person who pays consideration to occupy one or more units as an  
24 established permanent residence. The term does not include a  
25 college or university student residence hall.

26 "Operational." Working and in service.

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

1 Section 3. Administration.

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

6 Section 4. Carbon monoxide alarm requirements.

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

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

20 Section 5. Enforcement.

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

24 Section 6. Effective date.

25 This act shall take effect immediately.