

HOUSE No. 2345

By Ms. Malia of Boston, petition of Thomas M. Menino and others relative to the responsibility of landlords for the installation of batteries in smoke detectors in certain multi-family residential buildings. Public Safety and Homeland Security.

The Commonwealth of Massachusetts

PETITION OF:

Thomas M. Menino
Elizabeth A. Malia
Michael F. Rush

John P. Fresolo
James B. Eldridge
Kay Khan

In the Year Two Thousand and Seven.

AN ACT RELATIVE TO SMOKE DETECTOR RESPONSIBILITY CLARIFICATION.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

1 Chapter 148 of the General Laws as appearing in the 2004 Offi-
2 cial Edition shall be amended at the end thereof by adding the
3 following new section:—

4 “Chapter 148, Section 26C½. Multiple dwelling units; smoke
5 detectors.

6 For all residential buildings containing 6 or more units, which are
7 permitted under the rules and regulations of the board of fire preven-
8 tion to utilize approved monitored battery power smoke detector as
9 defined by Section 26D, the landlord is responsible for providing the
10 tenant with a new battery for the smoke detector(s) located inside
11 units, when the smoke detector requires a battery, at the beginning of
12 a lease and annually thereafter. The landlord should test the opera-
13 tion of the smoke detector at this time. The tenant is responsible for
14 maintaining the smoke detector at other times including monthly
15 testing. If the tenant notifies the landlord in writing of any problems
16 with the smoke detector the landlord must address the identified
17 problems in a reasonable time. At the beginning of a lease, each
18 tenant must be provided with information describing the fire protec-
19 tion systems in the building as well as the evacuation plan for the
20 building.”

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