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SENATE BILL NO. 20

Offered January 9, 2008

Prefiled December 12, 2007

A BILL to amend and reenact § 15.2-922 of the Code of Virginia, relating to carbon monoxide detectors in certain buildings.

Patrons—Edwards; Delegate: Eisenberg

Referred to Committee on Local Government

Be it enacted by the General Assembly of Virginia:

1. That § 15.2-922 of the Code of Virginia is amended and reenacted as follows:

§ 15.2-922. Smoke and carbon monoxide detectors in certain buildings.

Any locality, notwithstanding any contrary provision of law, general or special, may by ordinance require that smoke detectors *and carbon monoxide detectors* be installed in the following structures or buildings: (i) any building containing one or more dwelling units, (ii) any hotel or motel regularly used or offered for, or intended to be used to provide overnight sleeping accommodations for one or more persons, and (iii) rooming houses regularly used, offered for, or intended to be used to provide overnight sleeping accommodations. Smoke detectors installed pursuant to this section shall be installed in conformance with the provisions of the Uniform Statewide Building Code. The ordinance shall allow the type of smoke detector *and carbon monoxide detector* to be either battery operated or AC powered units. Such ordinance shall require that the owner of any unit which is rented or leased, at the beginning of each tenancy and at least annually thereafter, shall furnish the tenant with a certificate that all required smoke detectors *and carbon monoxide detectors* are present, have been inspected, and are in good working order. Except for smoke detectors *and carbon monoxide detectors* located in hallways, stairwells, and other public or common areas of multifamily buildings, interim testing, repair, and maintenance of smoke detectors *and carbon monoxide detectors* in rented or leased units shall be the responsibility of the tenant; however, the owner shall be obligated to service, repair, or replace any malfunctioning smoke detectors *and carbon monoxide detectors* within five days of receipt of written notice from the tenant that such smoke detector *or carbon monoxide detector* is in need of service, repair, or replacement.

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