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MGL 26F1/2 - Installation of Carbon Monoxide Alarms

MGL Chapter 148 Section 26F 1/2 **"Nicole's Bill"**

"An Act Relative To The Installation Of Carbon Monoxide Alarms And Smoke Detectors In Residential Buildings."

MGL 26F 1/2 was enacted on November 4, 2005. The law requires that every dwelling, building or structure including those owned by the Commonwealth, occupied in whole or in part for residential purposes and that (1) contain fossil fuel burning equipment or (2) incorporate closed parking within its structure, be equipped by the owner with approved carbon monoxide alarms in conformance with the requirements of the Board of Fire Prevention Regulations.

- Landlords must inspect, maintain, and replace, if necessary, required carbon monoxide alarms at the beginning of any rental period.
- The Department of Public Health is required to adopt and enforce this requirement on landlords as part of the State Sanitary Code.
- Every affected residential dwelling, building or structure shall be inspected by the fire department upon sale or transfer.
- The effective date of compliance is January 1, 2007 for all hardwired occupancies and March 31, 2006, for all non-hardwired occupancies.
- The City of Attleboro requires a CO detector in basement of each residence regardless of habitability.
- The owner/landlord or designee notify the fire department in writing annually, that all CO detectors are in place and working in accordance with the intent of MGL 148 26F ½ .

The Board of Fire Prevention Regulations has drafted CMR 31- Carbon Monoxide Alarms. Please note that the carbon monoxide alarm requirements for certain side -walled gas fueled equipment installations required by the State plumbing code, remain in full effect and are not affected at this time by the passage of Nicole's law (see 248CMR 5.08). For more information, please see the Fire Marshals advisory "Revised Emergency Gas Code Regulation"