
Marjorie A. Connelly
Roger Williams University School of Law

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SUMMARY


For both chapters, the Act provides that each residence must have a carbon monoxide detector system that is listed by a nationally recognized testing laboratory, which has been approved by the fire marshal. The rules for a new residence and an existing residence are very similar. One of the differences for new residences provided by the Act is that “all buildings hereinafter constructed or converted for residential occupancy, those premises being equipped with gas utilities, shall also be equipped with a carbon monoxide detector system. . . .” This is not applicable for existing structures. The law requires all residential buildings to have a carbon monoxide detector. On January 16, 2002, the Senate introduced a bill that would remove the language “those premises being equipped with gas utilities”. The Senate bill is proposed to be effective on passage. This would eliminate the major difference between a new structure and an existing residence that existed.

Once the bill passes, the newly constructed residential buildings and the existing residential buildings must be equipped with carbon monoxide detectors; a minimum of one in each building, located outside sleeping areas will be required. If a room other than a bathroom separates a sleeping area, then each sleeping area re-

4. Id. § 23-28.34-1 (emphasis added).
5. Id. § 23-28.35-1.
7. Id.
Each carbon monoxide detector must be mounted in compliance with the manufacturer's specifications, meet specific power indicators and meet specific audio signals.\textsuperscript{10} Property cannot be transferred without meeting these requirements; therefore, an existing structure may not be required to have a carbon monoxide detector until it is to be sold.\textsuperscript{11} However, cities and towns can require buildings not currently covered by these chapters (i.e., those not currently for sale), to comply within one year.\textsuperscript{12} The city can designate the department that will perform inspections for compliance.\textsuperscript{13} The seller is responsible for the fee that accompanies each inspection.\textsuperscript{14} Once a carbon monoxide detector is required, the owner must ensure it remains in proper working order.\textsuperscript{15}

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\textsuperscript{9} Id. \hfill \textsuperscript{10} Id. §§ 23-28.34-4, 23-28.35-3. \hfill \textsuperscript{11} Id. § 23-28.35-1. \hfill \textsuperscript{12} Id. \hfill \textsuperscript{13} Id. § 23-28.35-1.2. \hfill \textsuperscript{14} Id. \hfill \textsuperscript{15} Id. § 23-28.35-5.