

DWELLING UNITS WITHIN EXISTING HOTELS AND MULTIFAMILY BUILDINGS THAT WERE EXEMPT FROM THE PROVISIONS OF THIS SECTION BECAUSE THERE WERE 10 UNITS OR MORE CONSTRUCTED BEFORE 1975 WHICH CONFORMED WITH THE EXISTING REQUIREMENTS OF THE LIFE SAFETY CODE MUST HAVE SMOKE DETECTORS INSTALLED BY JANUARY 1, 1984.

(ii) In all multifamily buildings and hotels constructed prior to 1975 with 4 through 9 units, smoke detectors shall be installed by January 1, 1983.

(3) (i) The landlord shall be responsible for installation, and, upon written notification by certified mail by the tenant or upon notification in person by the tenant, the repair or replacement of the detector.

(ii) If the tenant personally notifies the landlord of a mechanical failure, the landlord shall provide a written receipt acknowledging the notification.

(iii) A tenant may not remove or render a smoke detector inoperative.

(iv) Except for hotels or motels, a landlord may require a refundable deposit for a smoke detector not to exceed the value of the smoke detector.

(v) Where an occupancy is occupied by a person who is deaf or hearing impaired a smoke detector, upon the written request of the person to the landlord, shall be provided which, when activated, shall provide a light signal sufficient to warn the deaf or hearing impaired individual.

(4) All hotels and motels, regardless of the number of units, shall have available at least one smoke detector for the deaf or hearing impaired for each 50 units or less. The proprietor may require a refundable deposit for a portable smoke detector not to exceed the value of the smoke detector.

(g) Except as permitted under subsection (b) of this section, smoke detection systems shall operate on an AC primary source of electric power. [Each detector shall be wired into the circuit serving the area in which it is located.]

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July 1, 1983.

Approved May 24, 1983.

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