

PROTECTION ASSOCIATION LIFE SAFETY CODE ADOPTED BY THE STATE FIRE PREVENTION COMMISSION, SHALL BE EQUIPPED WITH AT LEAST ONE APPROVED SMOKE DETECTOR THAT:

(I) SENSES VISIBLE OR INVISIBLE PARTICLES OF COMBUSTION;  
AND

(II) IS INSTALLED IN A MANNER AND LOCATION APPROVED BY THE STATE FIRE PREVENTION COMMISSION.

(2) WHEN ACTIVATED, THE SMOKE DETECTOR SHALL PROVIDE AN ALARM SUITABLE TO WARN THE OCCUPANTS.

(B) LANDLORDS AND TENANTS.

(1) THE LANDLORD SHALL INSTALL SMOKE DETECTORS AS REQUIRED UNDER SUBSECTION (A) OF THIS SECTION.

(2) ON WRITTEN NOTIFICATION BY CERTIFIED MAIL BY THE TENANT OR ON NOTIFICATION IN PERSON BY THE TENANT, THE LANDLORD SHALL REPAIR OR REPLACE THE SMOKE DETECTOR.

(3) IF THE TENANT PERSONALLY NOTIFIES THE LANDLORD OF THE FAILURE OF A SMOKE DETECTOR, THE LANDLORD SHALL PROVIDE A WRITTEN RECEIPT ACKNOWLEDGING THE NOTIFICATION.

(4) A TENANT MAY NOT REMOVE A SMOKE DETECTOR OR RENDER A SMOKE DETECTOR INOPERATIVE.

(5) EXCEPT FOR HOTELS OR MOTELS, A LANDLORD MAY REQUIRE A REFUNDABLE DEPOSIT FOR A SMOKE DETECTOR NOT EXCEEDING THE VALUE OF THE SMOKE DETECTOR.

(6) ON WRITTEN REQUEST OF A TENANT WHO IS DEAF OR HEARING IMPAIRED, THE LANDLORD SHALL PROVIDE A SMOKE DETECTOR THAT, WHEN ACTIVATED, PROVIDES A SIGNAL THAT:

(I) IS APPROVED BY A NATIONALLY RECOGNIZED TESTING LABORATORY FOR ELECTRICAL APPLIANCES; AND

(II) IS SUFFICIENT TO WARN THE DEAF OR HEARING IMPAIRED TENANT.

(C) HOTELS AND MOTELS.

(1) REGARDLESS OF THE NUMBER OF UNITS, EACH HOTEL OR MOTEL SHALL HAVE AVAILABLE AT LEAST ONE SMOKE DETECTOR FOR THE DEAF OR HEARING IMPAIRED FOR EACH 50 UNITS OR FRACTION OF 50 UNITS.

(2) THE HOTEL OR MOTEL MAY REQUIRE A REFUNDABLE DEPOSIT FOR A PORTABLE SMOKE DETECTOR NOT EXCEEDING THE VALUE OF THE SMOKE DETECTOR.