

**HOUSE . . . . . No. 2125**

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**The Commonwealth of Massachusetts**

PRESENTED BY:

*Jeffrey N. Roy*

*To the Honorable Senate and House of Representatives of the Commonwealth of Massachusetts in General Court assembled:*

The undersigned legislators and/or citizens respectfully petition for the adoption of the accompanying bill:

An Act relative to the requirement of explosive gas sensor devices.

PETITION OF:

NAME:	DISTRICT/ADDRESS:
<i>Jeffrey N. Roy</i>	<i>10th Norfolk</i>
<i>Brian M. Ashe</i>	<i>2nd Hampden</i>
<i>Rebecca L. Rausch</i>	<i>Norfolk, Bristol and Middlesex</i>

**HOUSE . . . . . No. 2125**

By Mr. Roy of Franklin, a petition (accompanied by bill, House, No. 2125) of Jeffrey N. Roy, Brian M. Ashe and Rebecca L. Rausch for legislation to require explosive gas sensor devices in residential buildings. Public Safety and Homeland Security.

[SIMILAR MATTER FILED IN PREVIOUS SESSION  
SEE HOUSE, NO. 2505 OF 2017-2018.]

**The Commonwealth of Massachusetts**

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In the One Hundred and Ninety-First General Court  
(2019-2020)  
\_\_\_\_\_

An Act relative to the requirement of explosive gas sensor devices.

*Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:*

1 Chapter 148 of the General Laws is amended by adding Paragraphs (a) through (g) as a  
2 new Section 26F3/4.

3 (a) Every dwelling, building or structure, including those owned or operated by the  
4 commonwealth, occupied in whole or in part for residential purposes, that: contains equipment  
5 including, but not limited to, a furnace, boiler, water heater, fireplace or any other apparatus,  
6 appliance or device that burns an explosive gas shall be equipped by the owner with working,  
7 approved explosive gas sensor device in conformance with the requirements of the board of fire  
8 prevention regulations; provided, however, that such requirements shall include, but not be  
9 limited to, a requirement that a landlord or superintendent shall install either approved monitored  
10 battery-powered alarms or approved electrical wiring alarms as defined by the board, as are

11 required to make the alarms operational at the beginning of any rental period by lease or  
12 otherwise and shall maintain and, if necessary, replace batteries or such battery-operated or  
13 electric hardwired explosive gas sensor device annually thereafter to insure their continued  
14 operability.

15 (b) The board of fire prevention regulations shall promulgate such regulations as may be  
16 necessary to effectuate this section including, but not limited to, the type, installation, location,  
17 maintenance and inspectional requirements of explosive gas sensor devices.

18 (c) Every dwelling, building or structure, occupied in whole or in part for residential  
19 purposes, shall, upon sale or transfer of such dwelling, building or structure, be inspected by the  
20 head of the fire department for compliance with the requirements of this section.

21 (d) The state building code may impose stricter explosive gas sensor device requirements  
22 for new construction or dwellings, buildings, or structures substantially renovated so as to  
23 constitute the equivalent of new construction. Every such dwelling building or structure,  
24 occupied in whole or in part for residential purposes, shall, upon sale or transfer of such  
25 dwelling, building or structure, be inspected by the head of the fire department for compliance  
26 with the explosive gas sensor device requirements of the state building code in effect on the date  
27 of the issuance of the relevant building permit.

28 (e) The head of the fire department shall enforce this section.

29 (f) The department of public health shall promulgate such rules and regulations as may be  
30 necessary to effectuate subsection (a) into the state sanitary code as established under section  
31 127A of chapter 111.

32 (g) "Explosive gas sensor device" means an alarm device that complies with the  
33 applicable standards of the American National Standards Institute, or its successor, for residential  
34 devices for the detection of explosive quantities of methane and propane gases, unless such  
35 standards are superseded by rules adopted by the board of fire prevention regulations.