



Rep. Joe Sosnowski

Filed: 3/13/2013

09800HB2728ham001

LRB098 08579 MGM 42999 a

1 AMENDMENT TO HOUSE BILL 2728

2 AMENDMENT NO. _____. Amend House Bill 2728 by replacing
3 everything after the enacting clause with the following:

4 "Section 5. The Smoke Detector Act is amended by changing
5 Section 3 as follows:

6 (425 ILCS 60/3) (from Ch. 127 1/2, par. 803)

7 Sec. 3. (a) Every dwelling unit or hotel shall be equipped
8 with at least one approved smoke detector in an operating
9 condition within 15 feet of every room used for sleeping
10 purposes. The ~~The~~ detector shall be installed on the ceiling
11 and at least 6 inches from any wall, or on a wall located
12 between 4 and 6 inches from the ceiling.

13 (b) Every single family residence shall have at least one
14 approved smoke detector installed on every story of the
15 dwelling unit, including basements but not including
16 unoccupied attics. In dwelling units with split levels, a smoke

1 detector installed on the upper level shall suffice for the
2 adjacent lower level if the lower level is less than one full
3 story below the upper level; however, if there is an
4 intervening door between the adjacent levels, a smoke detector
5 shall be installed on each level.

6 (c) Every structure which (1) contains more than one
7 dwelling unit, or (2) contains at least one dwelling unit and
8 is a mixed-use structure, shall contain at least one approved
9 smoke detector at the uppermost ceiling of each interior
10 stairwell. The detector shall be installed on the ceiling, at
11 least 6 inches from the wall, or on a wall located between 4
12 and 6 inches from the ceiling.

13 (d) It shall be the responsibility of the owner of a
14 structure to supply and install all required detectors. The
15 owner shall be responsible for making reasonable efforts to
16 test and maintain detectors in common stairwells and hallways.
17 It shall be the responsibility of a tenant to test and to
18 provide general maintenance for the detectors within the
19 tenant's dwelling unit or rooming unit, and to notify the owner
20 or the authorized agent of the owner in writing of any
21 deficiencies which the tenant cannot correct. The owner shall
22 be responsible for providing one tenant per dwelling unit with
23 written information regarding detector testing and
24 maintenance.

25 The tenant shall be responsible for replacement of any
26 required batteries in the smoke detectors in the tenant's

1 dwelling unit, except that the owner shall ensure that such
2 batteries are in operating condition at the time the tenant
3 takes possession of the dwelling unit. The tenant shall provide
4 the owner or the authorized agent of the owner with access to
5 the dwelling unit to correct any deficiencies in the smoke
6 detector which have been reported in writing to the owner or
7 the authorized agent of the owner.

8 (e) The requirements of this Section shall apply to any
9 dwelling unit in existence on July 1, 1988, beginning on that
10 date. Except as provided in subsections (f) and (g), the smoke
11 detectors required in such dwelling units may be either battery
12 powered or wired into the structure's AC power line, and need
13 not be interconnected.

14 (f) In the case of any dwelling unit that is newly
15 constructed, reconstructed, or substantially remodelled after
16 December 31, 1987, the requirements of this Section shall apply
17 beginning on the first day of occupancy of the dwelling unit
18 after such construction, reconstruction or substantial
19 remodelling. The smoke detectors required in such dwelling unit
20 shall be permanently wired into the structure's AC power line,
21 and if more than one detector is required to be installed
22 within the dwelling unit, the detectors shall be wired so that
23 the actuation of one detector will actuate all the detectors in
24 the dwelling unit.

25 In the case of any dwelling unit that is newly constructed,
26 reconstructed, or substantially remodeled on or after January

1 1, 2011, smoke detectors permanently wired into the structure's
2 AC power line must also maintain an alternative back-up power
3 source, which may be either a battery or batteries or an
4 emergency generator.

5 (g) Every hotel shall be equipped with operational portable
6 smoke-detecting alarm devices for the deaf and hearing impaired
7 of audible and visual design, available for units of occupancy.

8 Specialized smoke-detectors for the deaf and hearing
9 impaired shall be available upon request by guests in such
10 hotels at a rate of at least one such smoke detector per 75
11 occupancy units or portions thereof, not to exceed 5 such smoke
12 detectors per hotel. Incorporation or connection into an
13 existing interior alarm system, so as to be capable of being
14 activated by the system, may be utilized in lieu of the
15 portable alarms.

16 Operators of any hotel shall post conspicuously at the main
17 desk a permanent notice, in letters at least 3 inches in
18 height, stating that smoke detector alarm devices for the deaf
19 and hearing impaired are available. The proprietor may require
20 a refundable deposit for a portable smoke detector not to
21 exceed the cost of the detector.

22 (g-5) A hotel, as defined in this Act, shall be responsible
23 for installing and maintaining smoke detecting equipment.

24 (h) Compliance with an applicable federal, State or local
25 law or building code which requires the installation and
26 maintenance of smoke detectors in a manner different from this

1 Section, but providing a level of safety for occupants which is
2 equal to or greater than that provided by this Section, shall
3 be deemed to be in compliance with this Section, and the
4 requirements of such more stringent law shall govern over the
5 requirements of this Section.

6 (Source: P.A. 96-1292, eff. 1-1-11; 97-447, eff. 1-1-12.)".