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State of Minnesota
HOUSE OF REPRESENTATIVES

NINETY-SECOND SESSION

H. F. No. 2284

03/17/2021

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The bill was read for the first time and referred to the Committee on Labor, Industry, Veterans and Military Affairs Finance and Policy

- 1.1 A bill for an act
- 1.2 relating to building codes; modifying carbon monoxide alarm requirements for
- 1.3 hotels and lodging houses; amending Minnesota Statutes 2020, sections 299F.50,
- 1.4 by adding subdivisions; 299F.51, subdivisions 1, 2, 5.
- 1.5 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MINNESOTA:
- 1.6 Section 1. Minnesota Statutes 2020, section 299F.50, is amended by adding a subdivision
- 1.7 to read:
- 1.8 Subd. 11. **Hotel.** "Hotel" means any building, or portion thereof, containing six or more
- 1.9 guest rooms intended or designed to be used, or which are used, rented, or hired out to be
- 1.10 occupied, or which are occupied for sleeping purposes by guests.
- 1.11 Sec. 2. Minnesota Statutes 2020, section 299F.50, is amended by adding a subdivision to
- 1.12 read:
- 1.13 Subd. 12. **Lodging house.** "Lodging house" means any building, or portion thereof,
- 1.14 containing not more than five guest rooms which are used or are intended to be used for
- 1.15 sleeping purposes by guests and where rent is paid in money, goods, labor, or otherwise.
- 1.16 Sec. 3. Minnesota Statutes 2020, section 299F.51, subdivision 1, is amended to read:
- 1.17 Subdivision 1. **Generally.** (a) Every ~~single-family~~ single-family dwelling and every
- 1.18 dwelling unit in a multifamily dwelling must have an approved and operational carbon
- 1.19 monoxide alarm installed within ten feet of each room lawfully used for sleeping purposes.
- 1.20 (b) Every guest room in a hotel or lodging house must have an approved and operational
- 1.21 carbon monoxide alarm installed in each room lawfully used for sleeping purposes.

Sec. 4. Minnesota Statutes 2020, section 299F.51, subdivision 2, is amended to read:

Subd. 2. **Owner's duties.** (a) The owner of a multifamily dwelling unit which is required to be equipped with one or more approved carbon monoxide alarms must:

(1) provide and install one approved and operational carbon monoxide alarm within ten feet of each room lawfully used for sleeping; and

(2) replace any required carbon monoxide alarm that has been stolen, removed, found missing, or rendered inoperable during a prior occupancy of the dwelling unit and which has not been replaced by the prior occupant prior to the commencement of a new occupancy of a dwelling unit.

(b) The owner of a hotel or lodging house which is required to be equipped with one or more approved carbon monoxide alarms must:

(1) provide and install one approved and operational carbon monoxide alarm in each room lawfully used for sleeping; and

(2) replace any required carbon monoxide alarm that has been stolen, removed, found missing, or rendered inoperable during a prior occupancy of the dwelling unit and which has not been replaced by the prior occupant prior to the commencement of a new occupancy of a dwelling unit.

Sec. 5. Minnesota Statutes 2020, section 299F.51, subdivision 5, is amended to read:

Subd. 5. **Exceptions; certain multifamily dwellings and state-operated facilities.** (a) In lieu of requirements of subdivision 1, a multifamily dwellings dwelling, hotel, or lodging house may have approved and operational carbon monoxide alarms installed between 15 and 25 feet of carbon monoxide-producing central fixtures and equipment and anywhere sleeping is expected to take place, provided there is a centralized alarm system or other mechanism for responsible parties to hear the alarm at all times.

(b) An owner of a multifamily dwelling that contains minimal or no sources of carbon monoxide may be exempted from the requirements of subdivision 1, provided that such owner certifies to the commissioner of public safety that such ~~multifamily~~ dwelling poses no foreseeable carbon monoxide risk to the health and safety of the dwelling units or guest rooms.

(c) The requirements of this section do not apply to facilities owned or operated by the state of Minnesota.