

Sixty-fifth  
Legislative Assembly  
of North Dakota

ENGROSSED HOUSE BILL NO. 1201

Introduced by

Representatives Sukut, Guggisberg, Hatlestad, Trottier

Senators Bekkedahl, Kreun

1 A BILL for an Act to create and enact a new subsection to section 47-16-13.1 of the North  
2 Dakota Century Code, relating to landlord responsibilities regarding carbon monoxide detection  
3 devices; to amend and reenact section 23-13-15, subdivision d of subsection 1 of section  
4 47-16-13.1, and subsection 4 of section 54-21.3-03 of the North Dakota Century Code, relating  
5 to the installation of carbon monoxide and smoke detection devices; to provide a penalty; and to  
6 provide an effective date.

7 **BE IT ENACTED BY THE LEGISLATIVE ASSEMBLY OF NORTH DAKOTA:**

8 **SECTION 1. AMENDMENT.** Section 23-13-15 of the North Dakota Century Code is  
9 amended and reenacted as follows:

10 **23-13-15. Smoke and carbon monoxide detection systems devices for residential**  
11 **rental property - Penalty.**

12 1. All residential rental property with the exception of property covered by section  
13 23-09-02.1 must be equipped with smoke and carbon monoxide detection  
14 systems devices or other approved alarm systems devices for the protection of  
15 occupants of the property. Systems Devices must be installed and maintained in  
16 compliance with applicable national fire protection standards as defined by rules  
17 adopted by the state fire marshal. The state fire marshal and local fire departments  
18 shall provide information concerning the installation of smoke and carbon monoxide  
19 detection systems devices to owners of residential rental properties. A system Devices  
20 installed in a single-family rental dwelling must be maintained and inspected by the  
21 tenant occupying the single-family rental dwelling. In other dwellings, the landlord is  
22 responsible for installation and ensuring the proper operation of the system devices  
23 upon the occupancy of each new tenant. The tenant is responsible for maintaining the  
24 system devices during the tenant's occupancy.

1           2.    The landlord of a residential dwelling unit shall provide an approved visual smoke and  
2           carbon monoxide detection systemdevice or other visual alarm systemdevice for fire  
3           and carbon monoxide if requested in writing by a tenant who is deaf. A landlord is not  
4           subject to this subsection if the rental property of that landlord does not exceed one  
5           building and that building does not exceed four residential dwelling units.

6           3.    Nothing in this section may be construed to alter the provisions of chapter 54-21.3  
7           regarding smoke detection and carbon monoxide ~~systems or alarm systems~~detection  
8           devices for newly constructed residences.

9           4.    Any property owner who willfully fails to install a systemdevice as required by this  
10          section is guilty of a ~~class B misdemeanor~~an infraction.

11          **SECTION 2. AMENDMENT.** Subdivision d of subsection 1 of section 47-16-13.1 of the  
12          North Dakota Century Code is amended and reenacted as follows:

13           d.    Maintain in good and safe working order and condition all electrical, plumbing,  
14           sanitary, heating, ventilating, air-conditioning, carbon monoxide and smoke  
15           detection devices, and other facilities and appliances, including elevators,  
16           supplied or required to be supplied by the landlord.

17          **SECTION 3.** A new subsection to section 47-16-13.1 of the North Dakota Century Code is  
18          created and enacted as follows:

19           Notwithstanding subsection 2 and section 47-16-13, if a carbon monoxide detection  
20           device is found to be inoperable, the landlord of a residential dwelling unit shall correct  
21           the situation within thirty days after receiving written notification from the tenant, state  
22           fire marshal, fire chief, building inspector, or other fire, building, or safety official. If the  
23           landlord fails to correct the situation within the thirty days, the tenant may repair the  
24           carbon monoxide detection device or purchase and install a carbon monoxide  
25           detection device and may deduct the repair cost or purchase price from the next rental  
26           payment made by the tenant. A landlord may require a tenant who has a residency of  
27           longer than thirty days to provide the battery for a battery-operated carbon monoxide  
28           detection device.

29          **SECTION 4. AMENDMENT.** Subsection 4 of section 54-21.3-03 of the North Dakota  
30          Century Code is amended and reenacted as follows:

1           4.   a.   The state building code or a building code adopted by a city, township, or county  
2                    may not include a requirement that fire sprinklers be installed in a ~~single-~~  
3                    ~~family~~single-family dwelling or a residential building that contains no more than  
4                    two dwelling units.

5           b.   The state building code, plumbing code, electrical code, or an equivalent code  
6                    adopted by a ~~political subdivision~~city, township, or county must provide that a  
7                    building designed for and used as a school portable classroom may be  
8                    constructed and inspected as a temporary structure as defined by the state  
9                    building code or may be permitted as a permanent school portable classroom.  
10                  The foundation system of such a structure must comply with the  
11                  recommendations of the manufacturer's engineering report for a pre-engineered  
12                  unit or a structural engineer's report. Frost-free footings may not be required for a  
13                  temporary structure that meets the requirements of the state building code unless  
14                  required by an engineering report. Temporary electrical and plumbing installations  
15                  may be allowed for any structure by the governmental entities governing those  
16                  areas of construction or the applicable codes.

17           **SECTION 5. EFFECTIVE DATE.** This Act becomes effective on January 1, 2018.