

1-1 By: West S.B. No. 1715
1-2 (In the Senate - Filed March 10, 2009; March 20, 2009, read
1-3 first time and referred to Committee on Business and Commerce;
1-4 April 14, 2009, reported adversely, with favorable Committee
1-5 Substitute by the following vote: Yeas 9, Nays 0; April 14, 2009,
1-6 sent to printer.)

1-7 COMMITTEE SUBSTITUTE FOR S.B. No. 1715 By: Estes

1-8 A BILL TO BE ENTITLED
1-9 AN ACT

1-10 relating to the requirements for a smoke detector in a multifamily
1-11 residential unit.

1-12 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-13 SECTION 1. Section 92.254, Property Code, is amended by
1-14 amending Subsection (a) and adding Subsection (a-1) to read as
1-15 follows:

1-16 (a) A smoke detector must be:

1-17 (1) designed to detect both the visible and invisible
1-18 products of combustion;

1-19 (2) designed with an alarm audible to a person in the
1-20 bedrooms it serves;

1-21 (3) powered by battery, alternating current, or other
1-22 power source as required by local ordinance;

1-23 (4) tested and listed for use as a smoke detector by
1-24 Underwriters Laboratories, Inc., Factory Mutual Research
1-25 Corporation, or United States Testing Company, Inc.; and

1-26 (5) in good working order.

1-27 (a-1) If requested by a tenant as an accommodation for a
1-28 person with a disability or as required by law as a reasonable
1-29 accommodation for a person with a disability, a smoke detector
1-30 must, in addition to complying with Subsection (a), be capable of
1-31 alerting a hearing-impaired person in the bedrooms it serves.

1-32 SECTION 2. This Act takes effect September 1, 2009.

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