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TO

Introduce a requirement that a functioning carbon monoxide detector must be installed in all newly built and all rented residential properties; and for connected purposes.

BE IT ENACTED by the Queen's most Excellent Majesty, by and with the advice and consent of the Lords Spiritual and Temporal, and Commons, in this present Parliament assembled, and by the authority of the same, as follows:—

1 Installation of carbon monoxide detectors in new build dwellings

- (1) The Secretary of State shall make regulations under Section 1 of the Building Act 1984 to require a functioning audible carbon monoxide detector to be provided in newly built dwellings where a fixed gas, liquid or solid fuel appliance is installed. 5
- (2) Schedule 1 shall have effect.

2 Installation of carbon monoxide detectors in rented dwellings

- (1) The Secretary of State shall make regulations under Section 15 of the Health and Safety at Work etc. Act 1974 to require, as part of landlords' gas safety obligations, a functioning audible carbon monoxide detector to be provided in rented dwellings where a fixed gas, liquid or solid fuel appliance is installed. 10
- (2) Schedule 2 shall have effect.

SCHEDULES

SCHEDULE 1

Section 1

CARBON MONOXIDE DETECTORS: NEW BUILD DWELLINGS

- 1 The Building Regulation 2010: Approved Document J (Combustion appliances and fuel storage systems) is amended as follows. 5
- (a) Insert after paragraph 1.60 –
- “Carbon Monoxide Detectors**
- 1.61 In all new build dwellings, a carbon monoxide detector shall be provided in the room where a gas, liquid fuel or solid fuel burning appliance is located. 10
- 1.62 The carbon monoxide detector shall comply with BS EN 50291:2001 and be powered by a battery designed to operate for the working life of the detector. The detector shall incorporate a warning device to alert users when the working life of the detector is due to pass. Mains-powered BS EN 50291 Type A carbon monoxide detectors with fixed wiring (not plug in types) may be used as alternative applications provided they are fitted with a sensor failure warning device. 15
- 1.63 The carbon monoxide detector shall be located in the same room as the appliance – 20
- (a) on the ceiling at least 300mm from any wall or, if it is located on a wall as high up as possible (above any doors and windows) but not within 150mm of the ceiling; and
- (b) between 1m and 3m horizontally from the appliance. 25
- 1.64 The reference in paragraph 1.62 to BS EN 50291:2001 shall be construed as referring to any subsequent BS EN which replaces that standard.”

SCHEDULE 2

Section 2

CARBON MONOXIDE DETECTORS: RENTED DWELLINGS 30

- 1 (1) The Gas Safety (Installation and Use) Regulations 1998 Part F (Maintenance) is amended as follows.
- (2) Insert after paragraph 36(12) –
- “(13) Every landlord shall ensure that any relevant premises be fitted with a functioning carbon monoxide detector complying with BS 35

EN 50291:2001 and installed in accordance with BS EN 50292:2002 and manufacturers' instructions.

- (14) The reference in subparagraph (13) to BS EN 50291:2001 and BS EN 50292:2002 shall be construed as referring to any subsequent BS EN which replaces those standards.”

Household Safety (Carbon Monoxide Detectors) Bill

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*Presented by Andrew Bingham,
supported by
Tracey Crouch, Dr Phillip Lee,
Justin Tomlinson, Heather Wheeler,
Stephen Phillips, Nick de Bois,
Simon Hart, Pauline Latham,
Caroline Nokes, Chris Heaton-Harris
and Craig Whittaker.*

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