



Kevin May, Fire Marshal
Longview Fire Department

HOUSE BILL 1168

To Whom It May Concern,

On September 1, 2011, a state law was passed requiring that at a minimum, all rental dwelling units be provided with a smoke alarm in each bedroom and the hallway adjacent to the bedrooms. The previous state law only required that smoke detectors be provided in rental dwelling units.

The **Longview Fire Marshal's Office** will follow and support the **House Bill 1168** law that defines the smoke alarm requirements. Landlords are strongly encouraged to review their units to ensure that they are compliant with the new state law.

If you have any questions concerning this matter you may contact our office at 903.237.1119 or come by at 100 E. Cotton Street during normal business hours (M-F, 8-5).

Thank you for your attention to this matter.

Texas Property Code

Sec. 92.255

Installation and Location

(a) A landlord shall install at least one smoke alarm in each separate bedroom in a dwelling unit. In addition:

(1) if the dwelling unit is designed to use a single room for dining, living, and sleeping, the smoke alarm must be located inside the room;

(2) if multiple bedrooms are served by the same corridor, at least one smoke alarm must be installed in the corridor in the immediate vicinity of the bedrooms; and

(3) if the dwelling unit has multiple levels, at least one smoke alarm must be located on each level.

(b) If a dwelling unit was occupied as a residence before September 1, 2011, or a certificate of occupancy was issued for the dwelling unit before that date, a smoke alarm installed in accordance with Subsection (a) may be powered by battery and is not required to be interconnected with other smoke alarms, except that a smoke alarm that is installed to replace a smoke alarm that was in place on the date the dwelling unit was first occupied as a residence must comply with residential building code standards that applied to the dwelling unit on that date or Section 92.252(b).

Sec. 92.257

Installation Procedure

(a) Subject to Subsections (b) and (c), a smoke alarm must be installed according to the manufacturers recommended procedures.

(b) A smoke alarm must be installed on a ceiling or wall. If on a ceiling, it must be no closer than six inches to a wall or otherwise located in accordance with the manufacturers installation instructions. If on a wall, it must be no closer than six inches and no farther than 12 inches from the ceiling or otherwise located in accordance with the manufacturers installation instructions.

(c) A smoke alarm may be located other than as required by Subsection (a) or (b) if a local ordinance or a local or state fire marshal approves.