

Raymond Fire Rescue Department



NEW MAINE FUEL GAS DETECTOR LAW AS OF JANUARY 1, 2022

Your Raymond Fire and Rescue Department, Fire Inspection and Fire Prevention Bureaus want the citizens of Raymond to be made aware of this new law in the State of Maine. On January 1, 2022, a new law went into effect regarding **various types of structures and residences that now will be required to have a detector in every room where there is a gas appliance (such as a heater, furnace, or stove) which uses propane, natural gas**. *Note: this law DOES NOT APPLY TO SINGLE FAMILY HOMES.*

The law, which was initiated in the legislature, and signed into law by the governor on June 14, 2021, resulted from a tragic explosion that occurred in Farmington, Maine on Sept. 16, 2019, at a LEAP facility for adults. 400 gallons of propane leaked out into the basement of the facility as a result of the accidental severing of an underground gas line. Farmington Fire Captain Michael Bell was killed, and a number of others were injured, including LEAP Maintenance Supervisor Larry Lord.

NOTE: *Please do not confuse this new requirement for Fuel Gas Detectors with the existing and continuing requirement for "Carbon Monoxide Detectors and Smoke Detectors".* This new requirement is for devices that detect propane, natural gas, or liquefied natural gas (LPG).

Here are the major points:

1. The detectors can be powered by batteries, plugged in to an outlet, or hardwired
2. The building owner shall install, or cause to be installed, a gas detector in every room served by an appliance fueled by propane, natural gas, or liquefied petroleum gas (LPG).
3. The detectors must be tested periodically by the tenant, and the tenant must not disconnect the power or tamper with the detectors
4. The types of structures which must have fuel gas detectors include:
 - a. Each unit in any building of multifamily occupancy;
 - b. A fraternity house, sorority house or dormitory that is affiliated with an educational facility;
 - c. A children's home, emergency children's shelter, children's residential care facility, shelter for homeless children or specialized children's home as defined in Title 22, section 8101, subsections 1, 2, 4, 4-A and 5, respectively;
 - d. A hotel, motel or inn;
 - e. A mixed use occupancy *that contains a dwelling unit*;
 - f. A business occupancy;
 - g. A mercantile occupancy;
 - h. An assembly occupancy.

Note: The definitions below are provided to better understand if the law applies to your type of occupancy:

Occupancy Definitions (the relevant chapter and section is shown per the NFPA 101 2018 edition used currently in Maine):

- **Multifamily Occupancy:** Dwelling units that are not considered a single-family home.



- **Hotel:** Building or buildings under the same management with sleeping accommodations for more than 16 persons and primarily used by transients for lodging with or without meals **(101; 3.3.151)**.
- **Business:** an occupancy for the transaction of business other than mercantile **(101; 3.3.196.3)**
 - Examples: general offices, banks, doctor/dentist offices, barber shops, salons, etc.
- **Mercantile:** an occupancy used for the display and sale of merchandise **(101; 3.3.196.9)**
 - Examples: grocery stores, department stores, convenience stores, etc.
- **Assembly:** an occupancy used for (1), 50 or more persons for deliberation, worship, entertainment, eating, drinking, amusement, waiting for transportation, or similar, or (2), as a special amusement building regardless of occupancy load. **(101; 3.3.196.2)**
 - Examples: churches, restaurants, dance clubs, night clubs, bars, theaters, stadiums, etc.

The Raymond Fire Rescue Department hopes the above information will provide clarification for those residing or doing business in the Town of Raymond. If you have questions, please email us at wayne.jones@raymondmaine.org or call us at 207-655-1187 (Ext. 217).

Here is a December 2021 newspaper article about the new law:

<https://bangordailynews.com/2021/12/28/news/central-maine/deadly-farmington-explosion-ushers-in-new-law-requiring-gas-detectors-joam40zk0w/>

Here is a link to the law:

http://www.mainelegislature.org/legis/statutes/25/title25sec2469.html?fbclid=IwAR2NRPdvwANY3JBRRl930JRgzDXIAOJeUiiE8_i_A8GVNGSHEffBPQGI4IA

Here is a link to the State Fire Marshal's Memorandum regarding the Law and time frames for implementation:

<https://www.maine.gov/dps/fmo/sites/maine.gov.dps.fmo/files/inline-files/Gasdetection.pdf>

Here is a link to the NFPA codes currently adopted by the Maine Fire Marshall's Office:

<https://www.maine.gov/dps/fmo/fire-service-laws/nfpa>