

SENATE BILL 513

E4

6lr1592
CF HB 149

By: Senator Smith

Introduced and read first time: February 2, 2026

Assigned to: Education, Energy, and the Environment

A BILL ENTITLED

1 AN ACT concerning

2 **Fire Prevention – Assistant Fire Marshals, Residential Rental High-Rise**
3 **Property Fire Safety Equipment, and Fire Alarm System Technicians**

4 FOR the purpose of authorizing a county or municipal corporation to designate certain fire
5 marshals with the approval of the State Fire Marshal or to request that the State
6 Fire Marshal designate certain fire marshals and requiring the State Fire Marshal
7 to adopt certain regulations governing the qualifications, training, standards, and
8 certification of designees; requiring installation of certain fire prevention in certain
9 high-rise residential buildings; requiring the State Fire Prevention Commission to
10 adopt certain regulations relating to fire alarm system technicians; and generally
11 relating to fire safety.

12 BY repealing and reenacting, with amendments,

13 Article – Public Safety

14 Section 6–304, 9–102, 9–901, and 9–902

15 Annotated Code of Maryland

16 (2022 Replacement Volume and 2025 Supplement)

17 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,

18 That the Laws of Maryland read as follows:

19 **Article – Public Safety**

20 6–304.

21 (a) (1) A county or municipal corporation of the State may designate **WITH**
22 **THE APPROVAL OF THE STATE FIRE MARSHAL, OR MAY REQUEST THAT THE STATE**
23 **FIRE MARSHAL DESIGNATE**, a fire marshal or appropriate fire official to serve as
24 assistant State fire marshal to carry out this title, including issuing orders, in that county
25 or municipal corporation.

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



(2) An assistant State fire marshal may not receive compensation from the

12 (I) MINIMUM TRAINING, CERTIFICATION, AND OTHER
13 STANDARDS RELATING TO FIRE INSPECTION:

22 (v) POLICIES FOR APPLICATION FOR, REVIEW OF, EXPIRATION
23 OF, RENEWAL OF, AND PROBATIONARY STATUS FOR THE POSITIONS OF ASSISTANT
24 STATE FIRE MARSHAL AND SPECIAL ASSISTANT STATE FIRE MARSHAL.

31 (i) a law enforcement officer involved in arson investigations;

32 (ii) any other suitable individual who meets the standards
33 established under this section; or

7 3. the fire department is organized and operates in the State.

(2) A special assistant State fire marshal serves at the pleasure of the State Fire Marshal.

10 (3) A special assistant State fire marshal may not receive compensation
11 from the State.

12 (4) Each special assistant State fire marshal shall assist the State Fire
13 Marshal in carrying out the duties of the State Fire Marshal under this title.

14 (d) The Commission may remove an assistant or special assistant State fire
15 marshal for just cause by a majority decision:

16 (1) on the recommendation of the State Fire Marshal; and

17 (2) after an administrative hearing.

18 9-102.

21 (i) seven or more stories above grade level; or

22 (ii) over 75 feet in height] WHERE THE FLOOR OF AN OCCUPIABLE
23 STORY IS GREATER THAN 75 FEET ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT
24 VEHICLE ACCESS.

25 (2) "High-rise building" does not include:

26 (i) a structure or building used exclusively for open-air parking; or

27 (ii) a building used exclusively for agricultural purposes.

28 (b) This subtitle applies throughout the State, including Baltimore City.

(ii) A county may not require upgrades to fire safety systems not specified in subparagraph (i) of this paragraph as a condition of issuing a permit for the installation of smoke detectors required under subparagraph (i) of this paragraph.

1 4. WHETHER THE PROPOSED RENOVATIONS ARE
2 OPTIONAL OR COSMETIC CHANGES.

3 (IV) A SUBSTANTIALLY RENOVATED RESIDENTIAL RENTAL
4 HIGH-RISE BUILDING SHALL ALSO HAVE THE FOLLOWING FIRE PROTECTION AND
5 LIFE SAFETY FEATURES:

6 1. SMOKE ALARMS OR HEAT DETECTORS IN EVERY
7 SLEEPING AREA;

8 2. STAIRWELLS ENCLOSED WITH AT LEAST 2-HOUR FIRE
9 RESISTANCE RATED CONSTRUCTION WITH AT LEAST 90-MINUTE FIRE RESISTANCE
10 RELATED, SELF-CLOSING, AND SELF-LATCHING DOORS;

11 3. AT LEAST 20-MINUTE FIRE RESISTANCE RATED
12 CORRIDOR DOORS UNLESS PARTIAL SPRINKLER PROTECTION IS PROVIDED;

13 4. SMOKEPROOF EXIT ENCLOSURES VIA NATURAL
14 VENTILATION, MECHANICAL VENTILATION INCORPORATING A VESTIBULE, OR
15 PRESSURIZING THE STAIR ENCLOSURE;

16 5. AT LEAST TWO SMOKE COMPARTMENTS ON EACH
17 FLOOR; AND

18 6. DECREASED MAXIMUM EXIT ACCESS TRAVEL
19 DISTANCES.

20 (d) Smoke alarms shall:

21 (1) be installed in accordance with NFPA 72: National Fire Alarm and
22 Signaling Code as referenced by the State Fire Prevention Code;

23 (2) be listed and labeled by a nationally recognized testing laboratory to
24 comply with Underwriters Laboratories (UL) 217, "Standard for safety for single and
25 multiple station smoke alarms";

26 (3) be suitable for sensing visible or invisible products of combustion; and

27 (4) sound an alarm suitable to warn the occupants.

28 (e) Local jurisdictions may adopt smoke alarm regulations that are more
29 stringent than the provisions of this subtitle.

30 9-901.

1 **(A)** In this subtitle[, “fire] THE FOLLOWING WORDS HAVE THE MEANINGS
2 INDICATED.

3 **(B)** “FIRE ALARM SYSTEM TECHNICIAN” MEANS A PERSON WHO IS ENGAGED
4 IN THE PERFORMANCE, DOCUMENTATION, PLANNING, AND COORDINATION OF THE
5 PERIODIC INSPECTION AND TESTING OF EXISTING FIRE ALARM SYSTEMS AND THEIR
6 COMPONENTS, NOT INCLUDING THE COMMISSIONING OF NEW SYSTEMS.

7 **(C)** “FIRE sprinkler contractor” means a person who designs, installs, inspects,
8 tests, repairs, or modifies a fire sprinkler system.

9 9–902.

10 **(a) (1)** The State Fire Prevention Commission shall adopt regulations to
11 establish a program to license and regulate fire sprinkler contractors in the State.

12 **[(b)] (2)** The State Fire Prevention Commission shall adopt regulations to:

13 **[(1)] (I)** define fire sprinkler contractor;

14 **[(2)] (II)** define fire sprinkler system[,] in a manner that does not conflict
15 with § 12–101(l), (m), or (n) of the Business Occupations and Professions Article;

16 **[(3)] (III)** designate and identify exemptions to the regulations;

17 **[(4)] (IV)** establish requirements for licensure including professional and
18 technical standards and requirements for liability insurance;

19 **[(5)] (V)** establish a schedule of fees for licenses that will recover but not
20 exceed the direct and indirect costs associated with the issuance of the licenses; and

21 **[(6)] (VI)** establish procedures for the State Fire Marshal to deny, suspend,
22 or revoke the license of a person who fails to comply with any regulation adopted by the
23 State Fire Prevention Commission under this subtitle.

24 **(B) (1) THE STATE FIRE PREVENTION COMMISSION SHALL ADOPT
25 REGULATIONS TO ESTABLISH A PROGRAM TO LICENSE AND REGULATE FIRE ALARM
26 SYSTEM TECHNICIANS AND FIRE ALARM SYSTEM COMPANIES IN THE STATE.**

27 **(2) THE STATE FIRE PREVENTION COMMISSION SHALL ADOPT
28 REGULATIONS TO:**

29 **(I) DEFINE FIRE ALARM SYSTEM TECHNICIAN;**

4 (III) DESIGNATE AND IDENTIFY EXEMPTIONS TO THE
5 REGULATIONS;

6 (IV) ESTABLISH REQUIREMENTS FOR LICENSURE, INCLUDING
7 PROFESSIONAL AND TECHNICAL STANDARDS AND REQUIREMENTS FOR LIABILITY
8 INSURANCE;

12 (VI) ESTABLISH PROCEDURES FOR THE STATE FIRE MARSHAL
13 TO DENY, SUSPEND, OR REVOKE THE LICENSE OF A PERSON WHO FAILS TO COMPLY
14 WITH ANY REGULATION ADOPTED BY THE STATE FIRE PREVENTION COMMISSION
15 UNDER THIS SUBTITLE.

16 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
17 October 1, 2026.