

# HOUSE BILL 149

E4

(PRE-FILED)

6lr1591

CF 6lr1592

**By: Delegate Charkoudian**

Requested: October 31, 2025

Introduced and read first time: January 14, 2026

Assigned to: Environment and Transportation

A BILL ENTITLED

## 1 AN ACT concerning

## **Fire Prevention – Assistant Fire Marshals, Residential Rental High-Rise 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:

## 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

**EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.**

[Brackets] indicate matter deleted from existing law.



1 assistant State fire marshal to carry out this title, including issuing orders, in that county  
2 or municipal corporation.

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

5 (3) The State Fire Marshal shall carry out this title in a county or  
6 municipal corporation that [has not] DOES NOT HAVE A designated [an] assistant State  
7 fire marshal.

8 (b) (1) [An assistant State fire marshal shall have at least completed National  
9 Fire Protection Association (NFPA) Standard 1031 – Fire Inspector I, or the equivalent, as  
10 determined by the State Fire Marshal.] **THE STATE FIRE MARSHAL SHALL ADOPT**  
**REGULATIONS ESTABLISHING REQUIREMENTS FOR ALL INDIVIDUALS DESIGNATED**  
**AS AN ASSISTANT STATE FIRE MARSHAL OR A SPECIAL ASSISTANT STATE FIRE**  
**MARSHAL UNDER SUBSECTION (A)(1) OF THIS SECTION, INCLUDING:**

14 (I) MINIMUM TRAINING, CERTIFICATION, AND OTHER  
15 STANDARDS RELATING TO FIRE INSPECTION;

16 (II) MINIMUM TRAINING, CERTIFICATION, AND OTHER  
17 STANDARDS FOR FIRE PLAN REVIEW, A FIRE PLAN EXAMINER, OR FIRE PLAN  
18 ENGINEERING STAFF;

19 (III) MINIMUM TRAINING, CERTIFICATION, AND OTHER  
20 STANDARDS RELATING TO FIRE INSPECTION;

21 (IV) ACCEPTABLE MINIMUM STANDARDS FOR THE ELIGIBILITY  
22 OF AN INDIVIDUAL TO SERVE AS AN ASSISTANT STATE FIRE MARSHAL OR A SPECIAL  
23 ASSISTANT STATE FIRE MARSHAL; AND

24 (V) POLICIES FOR APPLICATION FOR, REVIEW OF, EXPIRATION  
25 OF, RENEWAL OF, AND PROBATIONARY STATUS FOR THE POSITIONS OF ASSISTANT  
26 STATE FIRE MARSHAL AND SPECIAL ASSISTANT STATE FIRE MARSHAL.

27 (2) The State Fire Marshal may administer an examination based on  
28 NFPA [Standard 1031] STANDARDS AS RELEVANT FOR THE REQUIREMENTS LISTED  
29 IN PARAGRAPH (1) OF THIS SUBSECTION before designating an individual as an  
30 assistant State fire marshal OR SPECIAL ASSISTANT STATE FIRE MARSHAL.

31 (c) (1) The State Fire Marshal may designate as a special assistant State fire  
32 marshal:

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

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

(iii) on the advice of an assistant State fire marshal, a member of a  
fire department if:

5                                   1.     the designee is a full-time employee of the fire  
6 department;

7                                   2.     the     designee     performs     fire     inspections     or     fire  
8     investigations for the fire department; and

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

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

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

19 (2) after an administrative hearing.

20 9-102.

21               (a)     (1)     In this section, "high-rise building" means a building [for human  
22 occupancy that is:

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

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

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

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

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

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

2           (c) (1) An automatic smoke alarm shall be provided in each sleeping area  
3 within each residential occupancy, including one- and two-family dwellings, lodging or  
4 rooming houses, hotels, dormitories, and apartment buildings, as defined in NFPA 101: Life  
5 Safety Code as adopted by the State Fire Prevention Commission.

6           (2) (i) Beginning July 31, 2025, smoke detectors shall be installed in  
7 accordance with location and spacing requirements established by the National Fire  
8 Protection Association in each interior public corridor in a residential rental high-rise  
9 building.

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

13           **(3) (I) IN THIS PARAGRAPH, “SUBSTANTIAL RENOVATION” MEANS**  
14 **PERMANENT ALTERATIONS THAT:**

15           **1. ARE INTENDED TO ENHANCE THE VALUE OF A**  
16 **BUILDING; AND**

17           **2. COST AN AMOUNT EQUAL TO 40% OF THE VALUE OF**  
18 **THE BUILDING AS ASSESSED BY THE STATE DEPARTMENT OF ASSESSMENTS AND**  
19 **TAXATION.**

20           **(II) BEGINNING OCTOBER 1, 2026, AUTOMATIC FIRE**  
21 **SPRINKLERS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA STANDARDS IN**  
22 **EACH RESIDENTIAL RENTAL HIGH-RISE BUILDING THAT IS UNDERGOING A**  
23 **SUBSTANTIAL RENOVATION.**

24           **(III) IN DETERMINING WHETHER A PROPOSED SUBSTANTIAL**  
25 **RENOVATION IS INTENDED TO ENHANCE THE VALUE OF A BUILDING EXCLUSIVE OF**  
26 **LAND VALUE, A COUNTY MAY CONSIDER:**

27           **1. THE EXISTING PHYSICAL CONDITION OF THE RENTAL**  
28 **HOUSING;**

29           **2. WHETHER THE EXISTING PHYSICAL CONDITION**  
30 **IMPAIRS OR TENDS TO IMPAIR THE HEALTH, SAFETY, AND SECURITY OF ANY**  
31 **TENANT;**

32           **3. WHETHER THE DEFICIENCIES IN THE EXISTING**  
33 **PHYSICAL CONDITIONS COULD INSTEAD BE CORRECTED BY IMPROVED**  
34 **MAINTENANCE OR REPAIR; AND**

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;

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

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