



ARE FUEL GAS DETECTORS REQUIRED IN MAINE?

HERE'S WHAT YOU NEED TO KNOW

Why Fuel Gas Detectors Matter

Fuel/Explosive Gas Detectors play a vital role in ensuring the safety of occupants by providing early warning of dangerous gas leaks, including propane, natural gas, and other combustible gases. These leaks can lead to catastrophic events such as fires, explosions, and carbon monoxide poisoning. Early detection is key to preventing injury, loss of life, and extensive property damage. A fuel/explosive gas detector is not the same as a Carbon Monoxide detector.

Maine Law: Statute 25 §2469 Overview

In recognition of these risks, the State of Maine enacted Statute 25 §2469, which mandates the installation of gas detectors in certain occupancies where propane or natural gas is used. This statute applies to newly constructed buildings, as well as buildings undergoing renovations or changes in ownership or occupancy. The goal of this requirement is to protect the public by ensuring that safety devices are in place in environments where gas appliances or systems are present.



Key points of Maine Statute 2469 include:

- Gas detectors must be installed in buildings where propane or natural gas is present.
- Detectors should be located in areas recommended by the manufacturer and in accordance with local building codes.

This requirement applies to all residential rental units including both short and long term. It also applies to multifamily residential units, hotels, motels, inns, business occupancies, mercantile occupancies, assembly occupancies, and certain commercial spaces.

Safety Recommendations

Due to recent events, we strongly recommend all property owners, developers, and facility managers review their buildings for compliance and take the necessary steps to ensure gas detectors are properly installed and maintained. This can be found by navigating to the QR Code Link below and clicking the heading "Fuel Gas Detector Info Sheet" at the bottom of the page. This page will also link you to the state statute.



Fuel Gas Detector Info Sheet

It is also recommended that the propane company that provides propane to you review the current location of the tank to ensure you are not located too close to an ignition source. This would include electrical meters, electric dryers, heat pumps and any gas appliances. Also, ensure the appliance has been properly piped and hooked up.

If you have concerns, contact the State of Maine Fire Marshal's Office at 207-626-3870 or visit their website using the QR Code below:



Office of State Fire Marshal Webpage

The cost of a plug-in gas meter is typically between \$30.00 and \$60.00.

Town of Wells Code Enforcement Office
www.wellstown.org/816/Code-Enforcement
207-646-5187