

## **SMOKE AND CO DETECTOR GUIDELINES UPDATED**

**Per Massachusetts Department of Fire Services as of 12/1/2016**

### **ALSO GENERAL 26F INSPECTION GUIDELINES**

Effective Dec. 1, 2016 the requirement for smoke detectors in one and two family homes was changed. This rule applies to homes built prior to January 1, 1975 that has not had a major renovation or addition.

Going forward the rules are as follows:

#### **1975 or older- Battery operated detectors (homes built prior to 1975/not including major renovations)**

Smoke detectors are at the base of any stairway. Smoke detectors are within 10 feet of any sleeping area. Carbon Monoxide Detectors are within 10 feet of any sleeping area and on any floor that includes habitable space.

#### **ALL SMOKE DETECTORS MUST BE PHOTOELECTRIC WITH A SEALED 10 YEAR BATTERY THAT IS NON REPLACEABLE AND NON RECHARGEABLE!!! MUST HAVE A SILENCE OR HUSH FUNCTION ON THEM!!!**

This is the only acceptable detector for the mandatory detectors. Should they choose to have additional detectors it is allowed. If a residence has greater than 1200 sq. /ft. of living space on a single level a second detector is required. Detectors cannot be older than ten years. Detectors must have UL stamp.

Homes with major renovations must conform to building code as required when renovation occurred.

#### **1975-1998 Hardwired detectors (residence that are built after 1975)**

The regulations for hardwired detectors are not changing. Hardwire photoelectric detectors throughout are required. Detectors must not be older than 10 years old or the manufactures date of expiration. Combo detectors require either a voice mode or distinctive tones to identify the hazard for hardwired systems prior to August 2008 battery or plug in CO detectors are acceptable after that they are required to be hardwired. We recommend that residential homeowners have a licensed electrician install smoke detectors. Detectors must have UL stamp.

#### **1998-2011 Hardwired detectors (residence built after 1998-2011)**

All bedrooms must have hardwired photoelectric smoke detectors. All smoke detectors must be photoelectric. Detectors must have UL stamp.

#### **Residential Addresses**

Address Numbers must be fixed to the front of the house/visible from the street per MGL 148 sec 26F

#### **Scheduling Appointment (781) 344-3170 EX 9750 OR EX9755**

2 WEEKS ADVANCED NOTICE REQUIRED FOR AN INSPECTION. PLEASE USE ELECTRIANS FOR DETECTORS

CERTIFICATE IS VALID FOR 60 DAYS AND COST \$50