

527 CMR SECTION 24

"GUIDE TO SMOKE DETECTOR INSPECTIONS"

ON SALE OR TRANSFER

PERMIT APPROVED OR PULLED (1 & 2 FAMILY)

SALE OR TRANSFER

One and two family HOMES BUILT BEFORE January 1, 1975 - BATTERY OPERATED SMOKE DETECTORS ACCEPTED with carbon monoxide detectors outside bedrooms within 10 feet of, smoke detectors and carbon monoxide detectors at other habitable level. Smoke detectors on the ceiling at the landing of each stairway (top and bottom) including the basement. *Shall follow 20' rule as follows:*

If the placement of the smoke detector is within 20 feet of a kitchen, tub or shower the smoke detector shall utilize photoelectric technology only. If the smoke detector placement is more than 20 feet from a kitchen, tub or shower it shall utilize both photoelectric/ionization technologies.

// **REMEMBER, ALL HARD WIRED DETECTORS SHALL HAVE BATTERY BACKUP!** //

1975 - AUGUST 27, 1997 - Hardwired interconnected smoke detectors on the ceiling outside Bedrooms within 10 Ft. of each bedroom door. Carbon Monoxide can be battery operated and shall be installed within 10 Ft. of every bedroom and every other habitable level. Minimum one smoke detector shall be installed for every 1200 square feet of living space per level.

Multi-level single family: smoke detectors on the ceiling at base of each stairway (top and bottom) including basement and every habitable level. Also, carbon monoxide in basement if habitable "Finished Basement"

After August 27, 1997 – August 27, 2008 - Same as after January 1, 1975 with these additions: On the ceiling inside the bedrooms - Smoke detectors hard-wired and interconnected. Installation within 20 feet of kitchen, tub or shower, **MUST** be hard-wired photoelectric only. Installation of smoke detectors outside of 20 feet from a kitchen, tub or shower— either Photoelectric or Ionization hard wired detectors accepted. Over 1,200 square feet of living space per level add additional detector.

After 2008 [^]Carbon monoxide detectors [^]**MUST** be hardwired. More than 20 feet away from a kitchen, tub or shower- (Photo/Ionization combo detectors.) *or photo only.*
Recommended

2 Family common/egress areas- after January 1, 1975 to date – interconnected hard-wired smokes.

3-5 Family built before January 1, 1975- interconnected hard-wired smoke detectors installed front and rear common areas on the ceiling of each landing including basement. "If they are changing heads or new installation, RECOMMEND combos (Ionization/photoelectric)." Inside units – **Battery Smokes** – installed 10 ft. of bedroom (s) and shall utilize 20 ft. rule as follows: if the smoke detector placement is within 20 feet of a kitchen, tub or shower shall utilize photoelectric technology only. Carbon monoxide within 10 Ft. of a bedroom (s) – Battery powered

"must be Battery BACK UP"

6 Family – 12 Family built before January 1, 1975– Type II System Required- Zoned annunciator panel – Smoke detectors in front and rear common areas, on the ceiling of each stairway landing including the basement. Horn/strobes installed in front and rear common areas at every level/hall landing including the basement. Horn/strobe installation height per regulation. Battery powered in units - same as 3-5 family – Carbon monoxide - same as 3-5 family.

Renovations/Changes- conducted to any building built prior to January 1, 1975 shall be in compliance with all building/electrical/fire codes and ordinances from the time required permits were obtained.

Fee: \$40 1 & 2 FAMILY (Add \$20 MORE PER RENTAL UNIT – 3 FAMILIES OR MORE)

REINSPECTION: ½ of original fee – Owner gets a Certificate of Compliance – original Inspector signs copy– we keep copy/Seller signs copy.