

EVERETT FIRE PREVENTION

SMOKE DETECTOR/CARBON MONOXIDE (CO) DETECTIR REQUIREMENTS

In Accordance with MGL Chapter 148 Section 26F and the implementation associated with Section 28, the following shall apply prior to the issuance of a certificate:

SMOKE DETECTORS:

ALL Smoke Detectors should be placed on the ceiling. If that is not possible, and a detector needs to be placed on a wall make sure that the detector is placed so that the sensor is located **not more than 6 inches from the ceiling**. Unless otherwise recommended by the manufacturer's published instructions, **no smoke detectors (battery operated or hardwired smoke detectors only) shall remain in service after 10 years** from the date of manufacture.

ALL bedrooms/sleeping areas should have smoke detectors located **within them** and should be placed within **2 feet of a doorway**.

A smoke detector should be located **outside of any bedroom(s)/sleeping areas not more than 10 feet away** from any of them.

Smoke detectors should be located at the **top and bottom of every stair landing including one at the bottom of the basement stairs**.

When the bedroom(s)/sleeping area is located off of the kitchen a combination unit is suggested. **The combination unit must be photoelectric and they must have both a tone and simulated voice alarm to distinguish the type of emergency**.

If the smoke detector is **within 20 feet of a kitchen or bathroom (containing a bathtub or shower)**, the smoke detector is required to be a photoelectric detector.

If the smoke detector is **outside of 20 feet of a kitchen or a bathroom (containing a bathtub or shower)**, the smoke detector is required to be either a photoelectric detector or a dual detector (containing both ionization and photoelectric technologies).

3 – 5 Family Houses:

Hard-wired interconnected smoke detectors are required in the common areas including the basement as per above instructions.

6 – 12 Units:

The same requirements as above apply. In addition, a UL rated fire alarm panel shall be used, as well as an outside strobe on the front of the building.

13 – UP Units:

The same requirements as above apply. In addition, these systems shall be monitored by a UL listed monitoring company.

ALL house with 3 or more units require a separate house meter for smoke/CO detecting appliances.

CARBON MONOXIDE (CO) DETECTORS:

Carbon monoxide detectors are required regardless of a sale or transfer and must be installed in residential homes that have either:

- 1) Fossil fuel burning equipment
- 2) Enclosed parking with the building.

Battery, Plug In or hardwire ALL fulfill CO detector requirements

When electric is used as the primary utility used for heating and cooking a CO detector is not required.

CO detectors may be placed at any height.

PLEASE NOTE: Plug In detectors need to be checked so that they fit flush against there outlets. If they don not have a good fit, they will not change properly and will drain down their battery prematurely. As a result, owners/tenants may falsely believe that the beeping form a low battery is actually a CO detection.

CO detectors are required on EVERY habitable level.

A CO detector is required with in 10 feet of any bedroom(s)/sleeping area on every level. It is possible that you may need multiple detectors on a level if you have bedrooms that are not within close proximity.

If there are no bedrooms on a level, centrally locate the detector.

Maintenance:

All carbon monoxide detectors should be maintained on at least an annual basis. Batteries should be replaced annually at the owner/s expense and if needed faulty detectors should be replaced.

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