



# A Guide to Smoke and Carbon Monoxide Detector Requirements

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Massachusetts General Law mandates the proper installation of smoke and carbon monoxide detectors upon sale or transfer of certain homes. However, industry practice by most mortgage companies is that purchase and sale agreements for all residential property require a Certificate of Compliance. To prepare, follow this ...

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*Step 1: Make sure the street number is visible from the street. (MGL c.148)*

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## Smoke Alarms must be installed:

- On every habitable level AND in the basement
- Outside each separate sleeping area
- Inside each bedroom (MA State Building Code 780 – CMR)
- On the ceiling at the base of each stairway leading to a floor above
- For 2 or more family, in common areas shared by residents
- Smoke Alarms must be photoelectric, may be in combination with ionization or carbon monoxide alarms
- Battery powered alarms over 10 years old must be removed and replaced
- All new alarms must be 10 year, sealed, non-rechargeable, non-replaceable battery type

### **Avoid Code Violations:**

- **No keyed bedroom door locks**
- **All means of egress clear of debris**

## In addition, 3 to 5 Unit occupancies also require:

- Hard wired, inter-connected detectors in common stairways and basements

## Finally, 6 Units and up also require:

- Fire Alarm panel, Central Station or Master Box
- Master Box required over 12 units
- Knox Box installed at front entrance
- NOTE: All 6 Unit and up residential occupancies require an annual Fire Alarm Inspection to be completed by a licensed Fire Alarm technician. Proof of a current, active inspection completed within the past 12 months is required to be provided to the Fire Inspector on the day of the inspection

## Carbon Monoxide Detectors must be installed:

- On every level of the residence, and within 10 feet of each bedroom door
- In habitable basements and attics

*Once you have a closing date call the Chelsea Fire Department to schedule your inspection. Don't wait, you may need time to correct deficiencies.*

*Fees: Single family \$50 / two family \$100 / 3- 6 units \$150 / 7or more units \$500*