



Duxbury Fire Department

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Chief of Department

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Smoke & Carbon Monoxide Requirements

When Selling a One- or Two-Family Residence December 1, 2016

- **HOUSE NUMBERS MUST BE VISIBLE, ON THE HOUSE A MINIMUM OF 3" HIGH. FOR HOUSES WITH LONG DRIVEWAYS, NUMBERS MUST ALSO BE AT THE END OF THE DRIVEWAY AND VISIBLE FROM THE STREET.**
- **SMOKE DETECTORS CANNOT BE MORE THAN 10 YEARS OLD.**
- **CO DETECTORS CAN NOT BE OLDER THAN 7 YEARS AND MUST HAVE A BATTERY OR BE PLUG-IN/HARD WIRED WITH A BATTERY BACKUP.**
- **SMOKE/CO COMBINATION DETECTORS MUST BE SIMULATED VOICE AND TONE ALARM FEATURES.**
- **IF THERE IS A DETECTOR IN THE GARAGE IT MUST BE A HEAT DETECTOR. HEAT DETECTORS ARE NOT REQUIRED IN GARAGES OF OLDER HOMES UNLESS RENOVATION, ADDITION, MODIFICATION OCCURS AFTER JAN 1, 2008**

Minimum Requirements for New Smoke Alarms in One- and Two-Family Residences Built before 1975

Smoke alarms must be installed in accordance with the manufacturer's instructions:

- ✓ On every habitable level of the residence.
- ✓ In the basement.
- ✓ On the ceiling at the base of each stairway leading to a floor above including the basement (but not within stairways).
- ✓ On the ceiling outside each separate sleeping area.
- ✓ Must be photoelectric. Can be in combination with ionization or carbon monoxide alarms.
- ✓ Must contain a hush feature to silence nuisance alarms.
- ✓ May be battery-powered, hardwired, or a combination of both.

New battery-powered alarms must have 10-year, sealed, non-rechargeable, non-replaceable batteries.

Battery-powered alarms that are more than 10 years old, or have expired must be replaced (check with the manufacturer) with 10-year, sealed, non-rechargeable, non-replaceable, battery-powered ones.

- ✓ 10-year, sealed, non-rechargeable, non-replaceable, battery-powered ones.





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✓ **New or Replacement alarms:**

Must be photoelectric. (Can be in combination with ionization or carbon monoxide.)

Must contain a hush feature to silence nuisance alarms.

Battery-powered alarms must have 10-year, sealed, nonrechargeable, non-replaceable batteries.

✓ **Carbon monoxide alarms are required as follows:**

On every level of the residence, including habitable portions of basements and attics and must be located within 10 feet of each bedroom door.

✓ Combination alarms (photoelectric smoke and carbon monoxide alarm) may be used.

✓ Combination alarms must have both a tone and simulated voice alarm to distinguish the type of emergency.

✓ May be either: battery powered, plug-in with battery backup, hardwired with battery backup, or system type.

✓ Follow the manufacturer's instructions for placement.

Typical one- and two-family residences permitted between 1975 and August 27, 1997

Smoke alarms are required as follows:

✓ One smoke alarm on every habitable level of the residence.

✓ One smoke alarm on the ceiling at the base of each stairway.

✓ One smoke alarm on the ceiling outside of each separate sleeping area.

✓ A minimum of one smoke alarm must be installed for every 1,200 square feet of living space per level.

✓ Must be hardwired interconnected smoke alarms.

Carbon monoxide alarms are required as follows:

✓ On every level of the residence, including habitable portions of basements and attics and must be located within 10 feet of each bedroom door.

Typical one- and two-family residences permitted between on or after January 1, 2008:

Smoke alarms are required as follows:

✓ One smoke alarm on every habitable level of the residence.

✓ One smoke alarm at the base of each stairway.

✓ One smoke alarm outside of each separate sleeping area.

✓ One smoke alarm inside every bedroom.

✓ A minimum of one smoke alarm must be installed for every 1,200 square feet of living space per level.

✓ Must be hardwired and interconnected smoke alarms with battery backup.

✓ If the smoke alarm is within 20 feet of a kitchen or bathroom (containing a bathtub or shower), the smoke alarm is required to be a photoelectric alarm or a dual alarm (containing both ionization and photoelectric technologies).

Carbon monoxide alarms are required as follows:

✓ On every level of the residence, including habitable portions of basements and attics and located within 10 feet of each bedroom door.





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Typical one- and two-family residences permitted between on or after February 4, 2011:

Smoke alarms are required as follows:

- ✓ One smoke alarm on every habitable level of the residence.
- ✓ One smoke alarm at the base of each stairway.
- ✓ One smoke alarm outside of each separate sleeping area.
- ✓ One smoke alarm inside every sleeping area.
- ✓ A minimum of one smoke alarm must be installed for every 1,200 square feet of living space per level.
- ✓ Must be hardwired and interconnected smoke alarms with battery backup.
- ✓ All smoke alarms must be photoelectric.

Carbon monoxide alarms are required as follows:

- ✓ On every level of the residence, including habitable portions of basements and attics and located within 10 feet of each bedroom door.

Wireless and Networked Smoke Alarms

Wireless smoke alarms or networked smoke alarms with photoelectric sensing technology can have a replaceable battery as long as the battery lasts for at least one year. Wireless and networked alarms meet minimum requirements when they are installed following the manufacturer's instructions and are in required locations.

