



Massachusetts Code Alert **10 Year, Sealed Battery Smoke Alarms**

Massachusetts Comprehensive Fire Safety Code
527 CMR 1.00: Chapter 13
Effective: December 1, 2016

IMPACTED DWELLINGS

One and two-family dwellings built before January 1, 1975 that has not been substantially altered.

MINIMUM ALARM REQUIREMENTS

- Battery Powered Smoke Alarms:
 - o New battery powered smoke alarms must have 10-year, sealed, non-rechargeable, non-replaceable batteries
 - o Battery powered smoke alarms that are more than 10 years old, or have expired must be replaced with 10-year, sealed, non-rechargeable, non-replaceable, battery powered alarms.
 - o Working smoke alarms installed prior to December 1, 2016 (that met requirements) can continue to be used until they are 10 years old or have exceeded the manufactures recommend life.
- Must be photoelectric. Can be in combination other sensing technologies or carbon monoxide sensor
- New battery combination smoke/ CO alarms must be powered with 10-year, sealed, non-rechargeable, non-replaceable batteries.
- Must contain a hush feature to silence alarm

MINIMUM SMOKE ALARM INSTALLATION REQUIREMENTS

- Installed in accordance with NFPA 72
- 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
- In two-family dwellings, smoke alarms are required in common areas shared by residents
- Combination smoke/ CO alarms must follow installation and power requirements for smoke alarms.

WIRELESS AND NETWORKED SMOKE ALARMS

- Must be photoelectric
- May have a replaceable battery so long as the battery lasts for at least one (1) year
- Must be installed following manufacturer's instructions and installed in required locations.

ADDITIONAL SMOKE ALARMS

- Additional smoke alarms can be installed after the minimum requirements of the code have been met.
- Non-required smoke alarms may have replaceable batteries.
- Non-required smoke alarms may be of other sensing technologies.

ENFORCEMENT

These regulations shall be enforced upon the sale or transfer of one and two-family dwellings built before January 1, 1975 that has not been substantially altered.

NOTICE: PLEASE READ: This information is Kidde's summary interpretation of 527 CMR 1.00 Chapter 13 of the Massachusetts Comprehensive Fire Safety Code, updated October 2016 and was prepared as general reference material ONLY. This summary is NOT authoritative. For your specific compliance requirements please refer to the actual language of 527 CMR 1.00 Chapter 13 of the Massachusetts Comprehensive Fire Safety Code, updated October 2016.

Guidelines For Smoke and Carbon Monoxide Alarm Requirements

Massachusetts – Residential Dwelling Units

Year Built or Substantially Modified	↓ Before 1975 ↓	↓ 1975 - 8/27/97 ↓	↓ 8/27/97 – 2007 ↓	↓ 1/08 – 2/11 ↓	↓ 2/11 – Present ↓
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All Smoke Alarms Shall Be Ceiling Mounted

Smoke Alarm Power Supply:	Battery or Hardwired	Hardwired, interconnected	Hardwired, interconnected w/battery backup	Hardwired, interconnected w/battery backup	Hardwired, interconnected w/battery backup
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Type of Smoke Alarm Technology: (Photoelectric or Ionization)

On the same level, If a required detector is More Than 20 ft. from a kitchen or full bathroom doorway it shall be:	Either: a Dual Detector* OR One Photoelectric AND One Ionization alarm	Photoelectric OR Ionization	Photoelectric OR Ionization	Photoelectric OR <u>Dual Detector*</u>	Photoelectric Only
On the same level, If a required detector is Within 20 ft. of kitchen or full bathroom doorway it shall be:	Photoelectric Only	Photoelectric OR Ionization	Photoelectric Only	Photoelectric Only	Photoelectric Only

Carbon Monoxide (CO) Alarm Power Supply & Placement

Battery or Plug-In w/battery backup	Allowed	Allowed	Allowed	Not Allowed	Not Allowed
Hardwired, interconnected w/battery backup	Allowed	Allowed	Allowed	Required	Required

Alarm Placement: A CO alarm shall be located on each habitable level, including finished portions of basements and attics. A CO alarm shall be placed in the hallway **OUTSIDE** each separate sleeping area and located no farther than **10 ft.** from **ANY** bedroom door.

Smoke Alarm Placement

Finished Basement at base of stairs	Smoke	Smoke	Smoke	Smoke & CO	Smoke & CO
Base of Stairs leading to Occupied floor above	Smoke	Smoke	Smoke	Smoke & CO	Smoke & CO
Outside each Sleeping Area (in hallway)	Smoke	Smoke	Smoke	Smoke & CO	Smoke & CO
Inside every Bedroom			Smoke	Smoke	Smoke
Finished Attic (Habitable)	Smoke	Smoke	Smoke	Smoke & CO	Smoke & CO
Garage (Attached)				Heat Detector	Heat Detector

● **One Smoke Alarm is needed for each 1,200 square feet of area, per floor**

* **A Dual Detector consists of one detector with both photoelectric and ionization technology**

● **Low Voltage fire warning systems are exempt from the dual detector technology requirement**

● **Combination Smoke and Carbon Monoxide Alarms MUST have a Tone and Voice Feature**

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This document is a guideline. Please call Fire Prevention if you still have questions @ 978-623-8343/8307