

# Smoke & Carbon Monoxide Requirements

When Selling a One- or Two Family Residence

December 1, 2016



## Minimum Requirements for Smoke Detectors

Massachusetts General Law, chapter 148 section 26F mandates that upon the sale or transfer of certain homes, the seller must install approved smoke alarms. These requirements apply to residences that were built or modified prior to creation of the Massachusetts State Building Code (January 1, 1975). If a building was built or has undergone renovation, addition or modification after Jan. 1, 1975, the date the building permit was issued determines the smoke alarms requirements of the building code.

### **Smoke alarms are required as follows:**

- 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.)
- May be battery-powered, hardwired, or a combination of both.
- Smoke alarms cannot be more than 10 years old or exceed the manufacturer's recommended life, whichever comes first.
- In two-family dwellings, smoke alarms are required in common areas shared by residents.

### **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, non-rechargeable, non-replaceable batteries.

## How Do I Know if my Smoke Alarm is More than 10 Years Old or Expired?

The manufacturer's date is located on the back of the smoke alarm. Carefully remove the alarm from its mounting bracket to check the date. If there is no date marked, then the alarm is more than 10 years old. If the date indicates it was manufactured more than 10 years ago, replace it with a new alarm that meets the requirements identified in this guide.

# 10 Year Worry-Free Combination Smoke and CO Alarm



Eliminates  
Late Night Low  
Battery Chirps



**Voice Alarm**  
Warns of danger!

Detects Smoke

## COMBINATION

Reduces nuisance alarms  
Detects Carbon  
Monoxide



Model P3010CU  
(P/N 21027454)



# Combination Battery Powered

COMBINATION  
ALARMS

WK W/10YR BATTERY COMBO  
ALARM W/VOIC  
**\$59.97**  
75.2 21027454  
01 021  
1891-702-1720  
D27531882-186

CARBON  
MONOXIDE  
ALARMS

