

Smoke and Carbon Monoxide Detector Location Requirements

Year of Construction or Substantial Alteration	Type of Home	Requirement <i>(Italics denotes direct quote from standard cited. All other, paraphrase by author)</i>	Regulation
Any detector installation		Incorporated as a reference by 780 CMR.	NFPA 72
1975 to 1997 New construction or substantial alterations	One and two family residences	<i>“One approved interconnected smoke detector shall be located outside of each separate sleeping area. Bedrooms separated by other use areas shall be considered separate sleep areas. One approved smoke shall be located on the ceiling near the base of, but not within, each stairway.”</i>	MGL 148 26B 780 CMR 2101.14, 16 (4 th Ed. One & Two Family) 3401.14 (5 th Ed. One & Two Family)
Post-1997 New construction or substantial alterations	One and two family residences	<i>“In the immediate vicinity of the bedrooms; in all bedrooms; in each story of a dwelling unit including basements and cellars, but not including crawl spaces and uninhabitable attics; in residential units of 1200 square feet or more, automatic fire detectors in the form of smoke detectors shall be provided for each 1200 square feet of area or part thereof.”</i>	780 CMR 919.3 & 3603.16 (6 th Edition of 780 CMR)
Pre-1975 No substantial alterations	One and two family dwellings –	<i>“Ceiling of stairway leading to floor above, near base of, but not within each stairway and outside each separate sleeping area.”</i>	MGL 148 26E(a)
Pre-1975 No Substantial alterations	Two Family Dwellings with Common ingress/egress –	Battery Smoke allowed in common areas at base of but not within stairways and ceiling of stairway leading to next level. Battery operated detectors in each unit outside bedrooms are acceptable.	MGL 148 26E(a)
1975 to 1997	Two Family Dwellings with Common ingress/egress	Electric smoke detector tied together in common areas. An electric tied together heat detector is allowed in unit. Each unit has a separate circuit electric tied together smoke detector located outside each bedroom, at the base of but not within each stairway leading to next level and at the top of the stairs.	MGL 148 26B 780 CMR 2101.16 (4 th Ed. Two Family) 3401.14 (5 th Ed. One & Two Family)

Post-1997	Two Family Dwellings with Common ingress/egress	Electric tied together in common areas. An electric tied together heat detector is allowed in unit. Each unit has a separate circuit electric tied together smoke detector located on each floor and for floors with bedrooms, immediately outside each bedroom and in each bedroom	780 CMR 919.3.2 and 3603.16
	Three to Six Units in whole or partial residential	<i>“Buildings or structures occupied in whole or in part for residential purposes and containing not less than three nor more than five units and not regulated by section twenty-six A, twenty-six B, or twenty-six C shall be equipped with approved smoke detectors. Owners of such buildings or structures shall install either an approved monitored battery powered detector or an approved primary power smoke detector outside each separate sleeping area; provided, however, that the head of the fire department shall allow the installation of approved monitored battery powered smoke detectors; and provided, further, that in all common hallways and basements of said residential buildings or structures a series of interconnected approved primary power smoke detectors shall be installed.”</i>	MGL 148:26E (b)
	Six or more units in whole or partial residential	<i>“Apartment houses containing six or more dwelling units, hotels, boarding or lodging houses, or family hotels which are not regulated by section twenty-six A or twenty-six B shall be equipped with automatic smoke or heat detectors as provided by the rules and regulations of the Board Of Fire Regulations.”</i>	MGL 148:26E (b)
	Carbon Monoxide Detectors for all Residential Properties with Fossil Fuel Appliances or attached Garages	On each floor, for floors with bedrooms within 10 feet of bedroom door (but not within), basements, cellars, or attic (unless access is restricted to pull-down stairs or scuttle hole.	MGL Chpt 26F ½ & 527 CMR 31.00

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