

## **BASIC SMOKE DETECTOR REQUIREMENTS**

At the time of change of occupancy by way of sale, lease or rent of a residential dwelling, the smoke detectors shall remain in compliance from the time when the house or building was built and/or any renovations and/or additions were permitted. Use the following requirements listed by year built for proper code compliance for inspections.

**Homes built prior to January 1977:** Battery operated smoke detector on each level including the basement. Where there are bedrooms, the detector shall be installed within 10 feet of all bedroom doors.

**Homes built from January 1977 to September 1978:** Smoke detectors must be A/C powered (120 volt hardwired) on sleeping levels. Battery operated smoke detectors on all other levels. Where there are bedrooms, the detector shall be within 10 feet of all bedroom doors.

**Homes built from October 1978 to January 1983:** Smoke detectors must be A/C powered (120 volt hardwired) on sleeping levels and the basement. Where there are bedrooms, the detector shall be within 10 feet of all bedroom doors. Battery operated smoke detectors on all other levels.

**Homes built from February 1983 to July 1984:** Smoke detectors must be A/C powered (120 volt hardwired) on all levels including the basement. Where there are bedrooms, the detector shall be within 10 feet of all bedroom doors.

**Homes built from August 1984 to February 1991:** Smoke detectors must be A/C powered (120 volt hardwired) one on each level including the basement, interconnected\*. Where there are bedrooms, the detector shall be within 10 feet of all bedroom doors.

**Homes built from March 1991 to the Present:** Smoke detectors must be A/C powered (120 volt hardwired) with battery back-up. There shall be one on each level including the basement and inside each bedroom. Where there are bedrooms, the detector shall be within 10 feet of all bedroom doors. Detectors shall be interconnected\*.

**\*(interconnected: The activation of one detector sends a signal to activate all of the detectors in the same residence or dwelling unit)**

**Note:** Where there is a supervised or monitored system installed where the age of the house or building is built 1977 to the present, the system shall be maintained during change of occupancy. If this system can not be maintained, a new 120 volt hardwired (and battery back up, if required) smoke detectors shall be installed based on the minimum construction codes in effect at the time of first occupancy. If there is a central or separate alarm notification appliance it shall be heard on all floors of the residence including the bedrooms when the door(s) is (are) closed and the basement.

## **BASIC CARBON MONOXIDE DETECTOR REQUIREMENTS**

**Effective Monday, April 7, 2003 CO Detectors are required on the resale of dwelling units.** CO Detectors are required to be installed and/or mounted in the hallway or adjacent to the sleeping areas and bedrooms within 10 feet of the bedroom doors as per the manufacture specifications, installation instructions and N.F.P.A 720. These documents shall be presented to the inspector at the time of inspection to receive a Valid Certificate of Compliance. Battery operated CO Detectors are acceptable.

## **“ABC” TYPE PORTABLE FIRE EXTINGUISHER REQUIREMENTS**

**Effective August 15, 2006.** At least one portable fire extinguisher shall be installed in all one and two family dwellings upon change of occupancy. For the purposes of this code, “portable fire extinguisher” – shall mean an operable portable device, carried, and operated by hand, containing an extinguishing agent that can be expelled under pressure for the purpose of suppressing or extinguishing fire, and which is:

- 1. Rated for residential use consisting of an “ABC” type;**
- 2. Can be a minimum of 2½ pound to a maximum of 10 pound fire extinguisher;**
- 3. Mounted within ten (10) feet of the kitchen area.**  
(The Extinguisher does not have to be exposed or visible but **must be mounted and accessible**)