



Brockton Fire Department
Fire Prevention Bureau
560 West Street
Brockton, Massachusetts 02301



Smoke Alarm and Carbon Monoxide Requirements

as of December 1, 2016

When Selling or Transferring a One- or Two-Family property

The Board of Fire Prevention Regulations (BFPR) adopted revised smoke alarm regulations that go into effect December 1, 2016. The changes apply only to one- and two-family residences built before January 1, 1975 that have not been substantially altered meaning that hardwired electric alarms have been installed.. If built or altered after that date, the smoke alarm requirements are established by the State Building Code.

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 manufacturer's recommended life.

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

Smoke alarms must be installed on ceilings and 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 carbon monoxide alarms.
- Must contain a hush feature to silence nuisance alarms.
- May be battery-powered.

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

- 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 that are Photo Electric and have a hush feature..
- In two-family dwellings, smoke alarms are required in common areas shared by residents. These detectors should be on each level outside the apartment door.

Combination Smoke and Carbon Monoxide Alarms

Combination smoke and carbon monoxide (CO) alarms must follow the requirements for smoke alarms for placement and battery power. However a CO alarm must be within 10 feet of every bedroom door. Combination Smoke and CO must "talk" to you, not just beep.

Prior to the arrival of the fire department

- Make sure that your posted street number is visible from the street (MGL c.148 § 59).
- Make sure that you have the proper type of alarms.
- The inspector may require that they be taken down for compliance verification.
- Make sure all alarms are installed in the proper locations.
- Make sure that all alarms are working properly.
- After passing the inspection, the fire department will issue your Certificate of Compliance.
- Make sure all alarms have not expired. (10 years for smoke alarms – 7 years for CO alarms)

For Directions on how to Schedule an appointment CLICK [HERE](#)