



TEWKSBURY FIRE DEPARTMENT
Smoke / Heat / Carbon Monoxide Detector
Requirement Reference Sheet for Re-Sale
(MGL Chapter 148 Section 26F^{1/2})
Effective April 5, 2010

Typical one- and two-family residences built before January 1, 1975:

Smoke detectors are required as follows:

- On every habitable level of the residence.
- On the ceiling at the base of each stairway.
- On the ceiling outside of each separate sleeping area.
- The smoke detectors may either be battery powered, hardwired or a combination of the two.
- If the smoke detector is located within 20 feet of a kitchen or bathroom (containing a bathtub or shower), the smoke detector will be required to be a photoelectric detector.
- If the smoke detector is outside of 20 feet of a kitchen or a bathroom (containing a bathtub or shower) you must utilize either:
 - **A dual detector** (containing both ionization and photoelectric technologies); **OR**
 - **Two separate detectors** (one photoelectric and one ionization).
 - **Required to have dual detection.**

- **Low voltage household warning systems are exempt from the dual detection requirement.**

Carbon monoxide detectors are required as follows:

- On every level of the residence, including habitable portions of basements and attics and must be located within 10 feet of each bedroom door.
- Combination detectors (photoelectric smoke and carbon monoxide detector) may be used if the detector is within 20 feet of a kitchen or bathroom (containing a bathtub or shower).
- Combination detectors (ionization smoke and carbon monoxide detector) may be used if the detector is outside of 20 feet of a kitchen or bathroom (containing a bathtub or shower).
- May be either: battery powered, plug-in with battery backup, hardwired with battery backup, or system type.
- Follow the manufacturer's instructions for placement on ceiling or wall.

Heat detectors are required as follows:

- Heat detectors are not required in older homes unless renovation, addition or modification occurred after August 27, 1997.

House numbers must be permanently affixed to the house by either nails or screws and they must be clearly visible from the street. House numbers affixed to doors or a mailbox alone do not meet this requirement.



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Smoke / Heat / Carbon Monoxide Detector
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Effective April 5, 2010

Typical one- and two-family residences permitted between 1975 and August 27, 1997:

Smoke detectors are required as follows:

- One smoke detector on every habitable level of the residence.
- One smoke detector on the ceiling at the base of each stairway.
- One smoke detector on the ceiling outside of each separate sleeping area.
- A minimum of one smoke detector must be installed for every 1,200 square feet of living space per level.
- Must be hardwired interconnected smoke detectors.
- **No requirement for having dual detection.**

Carbon monoxide detectors are required as follows:

- On every level of the residence, including habitable portions of basements and attics and must be located within 10 feet of each bedroom door.
- Combination detectors (photoelectric smoke and carbon monoxide detector) may be used anywhere.
- Combination detectors (ionization smoke and carbon monoxide detector) may be used if the detector is outside of 20 feet of a kitchen or bathroom (containing a bathtub or shower).
- May be either: battery powered, plug-in with battery backup, hardwired with battery backup, or system type.
- Follow manufacturer's instruction for placement on ceiling or wall.

Heat detectors are required as follows:

- Heat detectors are not required in older homes unless renovation, addition or modification occurred after August 27, 1997.

House numbers must be permanently affixed to the house by either nails or screws and they must be clearly visible from the street. House numbers affixed to doors or a mailbox alone do not meet this requirement.



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Smoke / Heat / Carbon Monoxide Detector Requirement Reference Sheet for Re-Sale (MGL Chapter 148 Section 26F^{1/2}) Effective April 5, 2010

Typical one- and two-family residences permitted after August 27, 1997:

Smoke detectors are required as follows:

- One smoke detector on every habitable level of the residence.
- One smoke detector at the base of each stairway.
- One smoke detector outside of each separate sleeping area.
- One smoke detector inside every bedroom.
- A minimum of one smoke detector must be installed for every 1,200 square feet of living space per level.
- Must be hardwired and interconnected smoke detectors with battery backup.
- If the smoke detector is within 20 feet of a kitchen or bathroom (containing a bathtub or shower), the smoke detector is required to be a photoelectric detector.
- If the smoke detector is outside of 20 feet of a kitchen or a bathroom (containing a bathtub or shower), the required smoke detector may be of the photoelectric **OR** ionization type.
- **No requirement for having dual detection.**

Carbon monoxide detectors are required as follows:

- On every level of the residence, including habitable portions of basements and attics and must be located within 10 feet of each bedroom door.
- Combination detectors (photoelectric smoke and carbon monoxide detector) may be used anywhere.
- Combination detectors (ionization smoke and carbon monoxide detector) may be used if the detector is outside of 20 feet of a kitchen or bathroom (containing a bathtub or shower).
- May be either: battery powered, plug-in with battery backup, hardwired with battery backup, or system type.
- Follow the manufacturer's instruction for placement on ceiling or wall.

Heat detectors are required as follows:

- Must have a single heat detector in any garage attached to or under the residence. (Multiple garage bays require a heat detector in each bay capable of housing a motor vehicle.)
- Must be hardwired and interconnected with or without battery backup to the existing smoke detection system.
- Must have a single heat detector installed, or the hardwired capability to install, in an unfinished attic space with a walk-up stairway (not pull-down type stairway).

House numbers must be permanently affixed to the house by either nails or screws and they must be clearly visible from the street. House numbers affixed to doors or a mailbox alone do not meet this requirement.



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Smoke / Heat / Carbon Monoxide Detector Requirement Reference Sheet for Re-Sale (MGL Chapter 148 Section 26F^{1/2}) Effective April 5, 2010

Typical one- and two-family residences permitted on or after January 1, 2008:

Smoke detectors are required as follows:

- One smoke detector on every habitable level of the residence.
- One smoke detector at the base of each stairway.
- One smoke detector outside of each separate sleeping area.
- One smoke detector inside every bedroom.
- A minimum of one smoke detector must be installed for every 1,200 square feet of living space per level.
- Must be hardwired and interconnected smoke detectors with battery backup.
- If the smoke detector is within 20 feet of a kitchen or bathroom (containing a bathtub or shower), the smoke detector is required to be a photoelectric detector.
- If the smoke detector is outside of 20 feet of a kitchen or a bathroom (containing a bathtub or shower), the smoke detector is required to be either a photoelectric detector **OR** a dual detector (containing both ionization and photoelectric technologies).
- **No requirement for having dual detection.**

Carbon monoxide detectors are required as follows:

- On every level of the residence, including habitable portions of basements and attics and located within 10 feet of each bedroom door.
- Combination detectors (photoelectric smoke and carbon monoxide detector) may be used.
- **Must be hardwired and interconnected with battery backup.** (May be separately wired from the existing smoke detection system.)
- Follow manufacturer's instructions for placement on ceiling or wall.

Heat detectors are required as follows:

- Must have a single heat detector in any garage attached to or under the residence. (Multiple garage bays require a heat detector in each bay capable of housing a motor vehicle.)
- Must be hardwired and interconnected with or without battery backup to the existing smoke detection system.
- Must have a single heat detector installed, or the hardwired capability to install, in an unfinished attic space with a walk-up stairway (not pull-down type stairway).

House numbers must be permanently affixed to the house by either nails or screws and they must be clearly visible from the street. House numbers affixed to doors or a mailbox alone do not meet this requirement.