

Smoke and Carbon Monoxide Detector Requirements Based on Construction Year

Construction Year	# of Units	Statute	Type of system required	Battery Backup	Detector Type	Detector Location	Manual Pull Stations	Heat Detector over Door	Zoned Panel	Monitoring Service
Prior to 1975	1 – 2 Units	MGL CH148 S26E(a); 527 CMR 1.00 c 13.7.4.6	Household fire warning system is battery powered	N/A	Photoelectric within 20 feet of kitchen or bathroom. Dual technology (photoelectric and ionization) everywhere else.	One on each level of habitation and in the basement. One on the ceiling of each stairway leading to the floor above, near the base of, but not within each stairway. One outside each separate sleeping area.	No		No	No
Prior to 1975	3 – 5 Units	MGL CH148 S26E(b); 527 CMR 1.00 c 13.7.5.4	Hard-wired interconnected in common areas. Household fire warning system in units is battery powered	No	Photoelectric within 20 feet of kitchen or bathroom. Dual technology (photoelectric and ionization) everywhere else.	Common hallways, front and back, top and bottom floors. In basement, bottom of stairs on the ceiling. Inside each unit, outside each separate sleeping area.	No		No	No
Prior to 1975	6 – 12 Units (6-24 Units pre 3/95)	MGL CH148 S26C; 527 CMR 1.00 c 13.7.4.5	Code compliant fire alarm system. Household fire warning system in units is battery powered	Yes (for Fire Alarm Control Panel also)	No type specified by any statute, ordinance or law.	Lobbies, common corridors, hallways & stairways. Ceiling of uppermost level and lowest level of stairwell. Inside each unit, outside each separate sleeping area, on or near the ceiling	Yes, if over 3 or more levels		Yes	No
Prior to 1975	13 + Units (25 + Units pre 3/95)	MGL CH148 S26C; 527 CMR 1.00 c 13.7.4.5	Code compliant fire alarm system. Household fire warning system in units is battery powered	Yes	No type specified by any statute, ordinance or law.	Lobbies, common corridors, hallways & stairways. Ceiling of uppermost level and lowest level of stairwell. Inside each unit, outside each separate sleeping area, on or near the ceiling	Yes		Yes	Yes
From 1975 till September, 1997	1 – 2 Units	MGL CH148 S26B, 780 CMR	Household fire warning system in units is ac powered	No	None specified by law, code or ordinance.	One on each level of habitation and in the basement. One on the ceiling of each stairway leading to the floor above, near the base of, but not within each stairway. One outside each bedroom.	No	No	No	No
From 1975 till September, 1997	3 – 6 Units	MGL CH148 S26B; 780 CMR	Hard-wired interconnected in common areas. Household fire warning system in units is hardwired	No	None specified by law, code or ordinance	Common hallways, front and back, top and bottom floors. In basement, bottom of stairs on the ceiling. Inside each unit, outside each separate sleeping area.	Yes, if over 3 stories	Yes, tied into common area system except if sprinkled	No	No
From 1975 till September, 1997	7 – 12 Units	MGL CH148 S26B; 780 CMR	Code compliant fire alarm system. Household fire warning system in units is hardwired	Yes (for Fire Alarm Control Panel also)	None specified by law, code or ordinance.	Lobbies, common corridors, hallways & stairways. Ceiling of uppermost level and lowest level of stairwell. Inside each unit, outside each separate sleeping area, on or near the ceiling	Yes, if over 3 stories	Yes, tied into common area system except if sprinkled	No	No

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From 1975 till September, 1997	13- 24 Units	MGL CH148 S26B; 780 CMR	Code compliant fire alarm system. Household fire warning system in units is hardwired	Yes (for Fire Alarm Control Panel also)	None specified by law, code or ordinance.	Lobbies, common corridors, hallways & stairways. Ceiling of uppermost level and lowest level of stairwell. Inside each unit, outside each separate sleeping area, on or near the ceiling	Yes	Yes, tied into common area system except if sprinkled	Yes	No
From 1975 till September, 1997	25 or more Units	MGL CH148 S26B; 780 CMR	Code compliant fire alarm system. Household fire warning system in units is hardwired	Yes (for Fire Alarm Control Panel also)	None specified by law, code or ordinance.	Lobbies, common corridors, hallways & stairways. Ceiling of uppermost level and lowest level of stairwell. Inside each unit, outside each separate sleeping area, on or near the ceiling	Yes	Yes, tied into common area system except if sprinkled	Yes	Yes
Sept. 1997- Sept. 2008	1 – 2 Units	MGL CH148 S26B; 780 CMR 5313.2.9, 5313.2.10, 5313.2.11	Household fire warning system in units consisting of interconnected ac powered smoke detectors with battery backup	Yes	Photoelectric within 20 feet of kitchen or bathroom	One on each level of habitation and in the basement. One on the ceiling of each stairway leading to the floor above, near the base of, but not within each stairway. One outside each bedroom and within each bedroom	No	No	No	No
Sept. 1997- Sept. 2008	3 – 12 Units	MGL CH148 S26B; 780 CMR 5313.2.9, 5313.2.11	Code compliant fire alarm system. Household fire warning system in units is hardwired with battery backup	Yes	Photoelectric within 20 feet of kitchen or bathroom	Lobbies, common corridors, hallways & stairways. Ceiling of uppermost level and lowest level of stairwell. Inside each unit, outside each bedroom and within each bedroom, on or near the ceiling	Yes, if over 3 levels above level of exit discharge	Yes, tied into common area system except if sprinkled	No	No
Sept. 1997- Sept. 2008	13 or more Units	MGL CH148 S26B; 780 CMR 5313.2.9, 5313.2.11	Code compliant fire alarm system. Household fire warning system in units is hardwired with battery backup.	Yes	Photoelectric within 20 feet of kitchen or bathroom	Lobbies, common corridors, hallways & stairways. Ceiling of uppermost level and lowest level of stairwell. Inside each unit, outside each bedroom and within each bedroom, on or near the ceiling	Yes	Yes, tied into common area system except if sprinkled	Yes	Yes