

Smoke alarms requirements in new residential construction

Locations: Smoke Alarms listed in accordance with UL 217 are required in the following locations in dwellings:

Smoke alarm locations: one in each sleeping room, outside of and within ten feet from the center of each bedroom(s) door frame and one on each floor level including basements. Alarms shall be interconnected (hardwired) and provided with battery backup -or- physical interconnection shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.

1. Ionization smoke alarm shall not be installed less than 20' horizontally from a permanently installed cooking appliance.
2. Ionization smoke alarm with an alarm silencing switch shall not be installed less than 10' horizontally from a permanently installed cooking appliance.
3. Photoelectric smoke alarms and smoke alarms listed and marked "helps reduce cooking nuisance alarms" shall not be installed less than 6' horizontally from a permanently installed cooking appliance.

Interconnected: The Smoke Alarm devices shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the dwelling. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.

Type: Any new or replaced smoke alarm, per State Fire Marshal rules, shall be dual sensor type.

1. A dual sensor detector means a smoke detector which contains both an ionization sensor and a photoelectric sensor and which is designed to detect and trigger an alarm in response to smoke detected through either sensing device, or a smoke detector which has at least two sensors and which is listed to Underwriters Laboratory Standard 217, Single and Multiple Station Smoke Alarms, or to another standard approved by the state fire marshal.
2. Dual sensor smoke detectors may use ionization and photoelectric sensors combined into one detector or they may have a smoke sensor combined with another sensor, such as carbon monoxide or heat.

Smoke alarms requirements in existing houses

Additions, alterations, or repairs: When interior alterations, interior repairs, or additions requiring a permit occur, or when a sleeping room is added or created, smoke alarms listed in accordance with UL 217 shall be provided throughout in the locations as required for new homes.

Power: In new construction, smoke alarms shall receive their power from the house wiring and shall be equipped with battery backup. Smoke alarms may be solely battery operated when installed in existing buildings undergoing repairs or alterations, provided interior wall and ceiling finishes are not being removed and further provided there is no attic, crawl space or basement available that could provide access for hard wiring and interconnection.

Battery-powered smoke alarms must be powered by a non-removable, non-replaceable battery that powers the alarm for at least 10 years.

Carbon monoxide alarm requirements in new residential construction

- In dwelling units within which fuel-fired appliances are installed and/or in dwelling units that have an attached garage, carbon monoxide alarms shall be installed outside of and within ten feet from the center of each bedroom(s) door frame. Single station carbon monoxide alarms shall be listed as complying with UL 2034.

Carbon monoxide alarm requirements in existing houses including rental

Additions, alterations, or repairs: When interior alterations, interior repairs, or additions requiring a permit occur, or when a sleeping room is added or created, carbon monoxide alarms shall be provided throughout in the locations as required for new homes.

Combination Smoke and Carbon Monoxide Alarms

- Combination smoke and carbon monoxide alarms shall be permitted to be installed in lieu of smoke alarms. Combination carbon monoxide and smoke alarms shall be listed in accordance with UL 217 and UL 2034.

* Smoke Alarms and carbon monoxide alarms must be installed and be operational prior to final inspection.