



Residential Code Requirements for Smoke Detectors and

Carbon Monoxide Detectors

Effective February 8, 2016



There is no arguing that the installation of smoke detectors and carbon monoxide detectors save countless lives. Especially given they are easy to install and are relatively inexpensive. Requirements are as follows:

Smoke Detectors: Smoke detectors are required in every sleeping room, outside each separate sleeping area (in the immediate vicinity of the bedrooms), and at least one on each story of the dwelling, including basements and habitable attics. (Exception: Smoke alarms in existing buildings constructed before 11/6/1974 must have one in each sleeping room or immediate vicinity of each sleeping room and one on each floor level, including the basement.) (Note: All rental units have been cited to comply with the more stringent requirements due to ease of installation and low cost).

- Smoke detectors shall not be installed within 20 feet (horizontally) from a cooking appliance, unless it would prevent installation of the smoke alarm in a required location.
- New construction, and residential dwelling units undergoing alterations, additions or change in occupancy that requires a building permit, OR where sleeping rooms are being added within the dwelling (without a permit) must comply with the requirements for interconnected smoke detectors.
- Interconnected smoke detectors must either be hardwired, battery/wireless or an approved combination of hardwire and battery interconnected. The overriding requirement is that when one station sounds a warning, it must set off all detectors within the dwelling unit.

Carbon Monoxide Detectors:

- All newly constructed residential units, which have a fuel-fired appliance or an attached garage, must have carbon monoxide detector, wired into the electrical system of the dwelling.
- Existing dwelling units where alterations, repairs or additions requiring a permit occur (exterior work only is exempt, as is permits for plumbing or mechanical items) OR where one or more sleeping rooms are created, the dwelling unit shall be equipped with carbon monoxide alarms. These may be battery operated.
- Carbon monoxide detectors must be located outside all sleeping rooms, which may require more than one per dwelling unit.



Combination smoke alarm/carbon monoxide detectors are permitted as long as all the requirements are met.

All installed products must be UL approved for the use intended and installed per manufacturers instructions.