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Service, Pride, Commitment

Smoke & Carbon Monoxide Detector Compliance Inspection Information.

Certificates of Compliance

Massachusetts General Law Chapter 26F and 26F ½ requires the issuance of a Certificate of Compliance upon successful completion of smoke detector and carbon monoxide detector inspection upon sale or transfer of a residential property. The Fire Department may also observe for deficiencies of other fire protection requirements for the home (oil burners, propane tanks, supplemental heating units, abandoned fuel tanks etc). Deficiencies must be resolved prior to issuance of the certificate. Inspections are valid for 60 days from date of successful completion of inspection.

Inspection Fee

Fee will be collected prior to inspection being conducted, and if a re-inspection is required the second fee will be collected at that inspection.

\$50 Single unit	Re-inspection \$25
\$100 2 Family	Re-inspection \$50
\$150 3-6 Units	Re-inspection \$75
\$500 6+ Units	Re-inspection \$250

Appointments

All appointment should be made at least 10 business days prior to the closing. The year of construction or last substantial renovation should be known when calling for an appointment.

1 and 2 Family

Appointments are scheduled through the Deputy's Secretary Office at 781-340-5025. These inspections are conducted by in service Engine/ Ladder Companies from neighborhood stations Monday through Friday from 9:30 am to 11:30 am.

New Construction, condos, and multi-family

Appointments are scheduled and conducted by the Fire Alarm Division at 781-340-5021.

New Construction 3 or more units

Smoke and Fire Alarm: Appointments are scheduled and conducted by the Fire Alarm Division at 781-340-5021.

Sprinklers: Appointments are scheduled and conducted by the Fire Prevention Division at 781-340-5000.

House Numbers

Massachusetts General Law Chapter 148 section 59 requires verification that house numbers are properly displayed on the home and are visible from the street. Numbers shall be a minimum of 3 inches tall in a contrasting color. If not visible from the street, signage is required at street level and at way points as necessary until numbers on home are visible. Failure to meet this requirement will result in a failed inspection and the need to reschedule.

Testing of Devices

Property owners, their agents or proxies are required to test smoke and carbon monoxide detectors. Each device must be activated and functional. Licensed Fire Alarm Technicians may be needed to conduct testing of low voltage or Central Station monitored alarm systems. Testing must conform to manufacture's requirements.

Residential Property Renovations

In accordance with the Massachusetts State Building Code 780 CMR, alterations/ renovations to residential properties may result in the need to upgrade smoke detection systems to the current edition of the building code. The upgrade order applies to the entire dwelling. Additionally, previously unreported alterations to a property may result in an order to upgrade smoke detectors to the code in effect at the time of alteration. The Weymouth Building Department will make that determination. Typical alterations

requiring upgrade of smoke detectors would include adding a bedroom or a complete renovation of the dwelling.

Carbon Monoxide Detectors

Residential building built: **Prior to 2008**

MGL Chapter 148 Sect. 26F 1/2 & 527 CMR 31

Carbon monoxide detectors are required in all residential buildings, and Day Care Centers that have carbon producing equipment (fossil fuels, oil, gas, and fire places) and/or an attached garage. Carbon monoxide detectors may be battery, plug-in with battery back-up, hardwire or combination devices in all residences built or renovated prior to 2008. All combination smoke and carbon monoxide detector must be voice alert. 527 CMR 31 requires a minimum of one carbon monoxide detectors on each habitable level of the dwelling. "Habitable areas" shall mean that portion of a cellar, basement or attic that is designed, used or furnished for living purposes. Detectors are required within 10 feet of the doorway to each bedroom but not inside bedrooms. Detectors must be installed in accordance with manufactures instructions. It is strongly recommended to retain manufacturer's instructions for Fire Department review during inspection. Carbon monoxide alternative compliance options are listed in 527 CMR Sect 31. Alternative compliance plans must be submitted and approved by Fire Alarm Division prior to install.

Residential building built: **2008 to present**

780 CMR 5313.4 7th Edition

Carbon monoxide detectors are required in all residential buildings that have carbon producing equipment (fossil fuels, oil, gas, and fire places) and/or an attached enclosed garage. Carbon monoxide detectors must be hardwired and interconnected. All combination photoelectric smoke and carbon monoxide detector must be voice alert. 780 CMR 5313 requires a minimum of one carbon monoxide detectors on each level of the dwelling. Detectors are required within 10 feet of doorway to each bedroom, but not within the bedroom. Detectors must be installed in accordance with manufactures instructions. It is strongly recommended to retain manufacturer's instructions for Fire Department review during inspection.

Service Life of Smoke and Carbon Monoxide Detectors

Smoke Detectors 10 years or older must be replaced per NFPA 72. Carbon Monoxide Detectors 5 to 7 years or older should be replaced unless otherwise specified by Manufacturer. It is strongly recommended retaining

manufacturer’s instructions for Fire Department review during inspection. A date is stamped on each device. If a code is present, rather than a date, it is over 10 years old per UL standards.

Battery Operated Smoke Detectors

Battery operated smoke detectors are only allowed in unaltered residences built prior to 1975.

Photoelectric Smoke Detectors

Any smoke detector in a dwelling unit or common space that is located within 20Ft of a kitchen or bathroom having a shower and/or tub shall be photoelectric technology only.

Interconnected Detectors

All detectors that are required to be hard wired shall be interconnected. Meaning when one detector activates, all detectors activate. Except for dwelling units built or renovated prior to 1975.

Local Interpretation

Smoke detectors that are required, “*outside of each sleeping area or in the immediate vicinity of the bedrooms*”, shall be located within 10 feet of the bedroom door.

Smoke Detector Location Requirements

Year of Construction or Substantial Renovation	Type of Home	Requirement	Regulation
All generations of detector installations		Smoke Detectors 10 years or older must be replaced. Any smoke detector located within 20Ft of a kitchen or a bath including tub or shower shall be a photoelectric type.	NFPA 72 Incorporated as a reference by 780 CMR.
Pre-1975 No Substantial Renovations EFFECTIVE April 5, 2010	One and two family residences	Battery operated smoke detectors are allowed (or mixed battery and hard wired). All smoke detectors shall employ both ionization and photoelectric technology, in either a single unit or by means of two separate units, except smoke detectors located within 20 Ft of a	MGL 148 26E(a) and 527 CMR 32

		kitchen or bathroom containing a bathtub or shower shall not employ ionization technology. Minimum of one smoke detector on each level. Ceiling of stairway leading to floor above, near base of, but not within each stairway and outside each separate sleeping area	
Pre-1975 No Substantial Renovations EFFECTIVE April 5, 2010	Common ingress/egress of Two Family Dwellings	Battery Smoke detectors are allowed (or mixed battery and hard wired) in common areas at base of, but not within, stairways and on each level. All smoke detectors shall employ both ionization and photoelectric technology, in either a single unit or by means of two separate units, except smoke detectors located within 20 Ft of a kitchen or bathroom containing a bathtub or shower shall not employ ionization technology. See above for within dwelling unit requirements.	MGL 148 26E(a) and 527 CMR 32
1975 to 1997 Constructed or Substantially Renovated	One and two family residences –	Interconnected hard wired detectors only. Minimum of one smoke detector on each level. One approved interconnected smoke detector shall be located outside of each separate sleeping area; bedrooms separated by other use areas shall be considered separate sleep areas. One approved smoke shall be located on the ceiling near the base of, but not within, each stairway.	MGL 148 26B 780 CMR 2101.14, 16 (4 th Ed. One & Two Family) 3401.14 (5 th Ed. One & Two Family)
1975 to 1997 Constructed or Substantially Renovated	Common ingress/egress of Two Family Dwellings	Hard wired interconnected smoke detectors are required in common areas at base of, but not within, stairways and on each level. A hard wired heat detector, interconnected to the common smoke detectors, is allowed in each unit. See above for within dwelling unit requirements.	MGL 148 26B 780 CMR 2101.14, 16 (4 th Ed. One & Two Family) 3401.14 (5 th Ed. One & Two Family)
1997-2007 Constructed or Substantially Renovated	– One and two family residences –	Interconnected hard wired detectors only. In the immediate vicinity of the bedrooms; in all bedrooms; in each story of a dwelling unit including basements and cellars, but not	780 CMR 919.3 & 3603.16 (6 th Edition of 780 CMR)

		including crawl spaces and uninhabitable attics; in residential units of 1200 square feet or more, automatic fire detectors in the form of smoke detectors shall be provided for each 1200 square feet of area or part thereof.	
1997-2007 Constructed or Substantially Renovated	Common ingress/egress of Two Family Dwellings	Hard wired interconnected smoke detectors are required in common areas at base of, but not within, stairways and on each level. A hard wired heat detector, interconnected to the common smoke detectors, is allowed in each unit. See above for within dwelling unit requirements.	780 CMR 919.3 & 3603.16 (6 th Edition of 780 CMR)
2008-present New construction or Substantial renovations	One and two family residences	Interconnected hard wired detectors only. All smoke detectors shall be photoelectric or combination ionization and photoelectric detector. Smoke detectors Located within 20 Ft of a kitchen or bathroom containing a bathtub or shower shall be photoelectric technology only. Minimum of one smoke detector on each level, but not including crawl spaces and uninhabitable attics. Inside each bedroom, outside of each separate sleeping area. One approved smoke shall be located on the ceiling near the base of, but not within, each stairway. In residential units of 1200 square feet or more, automatic fire detectors in the form of smoke detectors shall be provided for each 1200 square feet of area or part thereof. An interconnected heat detector is required in the garage.	780 CMR 5313 (7 th Edition of 780 CMR)
2008-present New construction or Substantial renovations	Common ingress/egress of Two Family Dwellings	Interconnected hard wired detectors. All smoke detectors shall be photoelectric or combination ionization and photoelectric detector. Smoke detectors Located within 20 Ft of a kitchen or bathroom containing a bathtub or shower shall be photoelectric technology only. Smoke detectors only in all common areas,	780 CMR 5313 (7 th Edition of 780 CMR)

		including outside each unit door. Heat detector on each level within each unit. See above for within dwelling unit requirements. Dwelling unit smoke detectors shall sound within the dwelling only.	
Prior to 1997	Three to five Units in whole or partial residential	Dwelling units shall have interconnected hard wired photoelectric smoke detectors on each level and outside each sleeping area. Building fire alarm system heat detectors within the unit shall be in working condition.	780 CMR
----- 1997-2009		----- Dwelling units shall have interconnected hard wired photoelectric smoke detectors on each level and outside each sleeping area and within each bedroom. ** Smoke detectors within each bedroom are not required if building is sprinklered** Building fire alarm system heat detectors within the unit shall be in working condition (if not sprinklered).	
----- 2009-present		----- Dwelling units shall have interconnected hard wired photoelectric smoke detectors on each level, outside each sleeping area and within each bedroom. “Buildings or structures occupied in whole or in part for residential purposes and containing not less than three or more than five units and not regulated by section twenty-six A, twenty-six B, or twenty-six C shall be equipped with approved smoke detectors. Owners of such buildings or structures shall install either an approved monitored battery powered detector or an approved primary	MGL 148:26E (b)

		power smoke detector on each level and outside each separate sleeping area; provided, however, that the head of the fire department shall allow the installation of approved monitored battery powered smoke detectors; and provided, further, that in all common hallways and basements of said residential buildings or structures a series of interconnected approved primary power smoke detectors shall be installed.”	
Prior to 1997	Six or more units in whole or partial residential	Dwelling units shall have interconnected hard wired photoelectric smoke detectors on each level and outside each sleeping area. Building fire alarm system heat detectors within the unit shall be in working condition.	780 CMR
----- 1997-2009		----- Dwelling units shall have interconnected hard wired photoelectric smoke detectors on each level and outside each sleeping area and within each bedroom. ** Smoke detectors within each bedroom are not required if building is sprinklered** Building fire alarm system heat detectors within the unit shall be in working condition (if not sprinklered).	
----- 2009-present		----- Dwelling units shall have interconnected hard wired photoelectric smoke detectors on each level, outside each sleeping area and within each bedroom. “Apartment houses containing six or more dwelling units, hotels, boarding	MGL 148:26E (b)

		or lodging houses, or family hotels which are not regulated by section twenty-six A or twenty-six B shall be equipped with automatic smoke or heat detectors as provided by the rules and regulations of the Board Of Fire Regulations.”	
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