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## **Weymouth Fire Department**



636 Broad Street  
**Weymouth, MA 02189**  
781-337-5151

[www.weymouth.ma.us](http://www.weymouth.ma.us)

*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 Fees**

Fees will be collected prior to an inspection being conducted. If a re-inspection is required, the second fee will be collected prior to 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 smoke detector appointments should be made at least 10 business days prior to the scheduled closing. Have available the year of construction or last permitted renovation when calling to schedule an appointment. All appointments are made by calling the Scheduling Line at 781-337-5151 or directly at 781-682-6105.

### **Single and multi-family residences, condominium inspections**

Single and two family residence inspections are typically conducted by in-service Engine/Ladder Companies, Monday through Friday from 2:00 pm – 4:00 pm.

Multi-family residences (three and greater) and condominiums are typically scheduled and conducted by a designated inspector, Monday- Friday with a one hour window.

### **New Construction**

Final inspections for certificates of occupancy are typically 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. It is strongly recommended to retain manufacturer's instructions for Fire Department review during inspection.

## **Residential Property Renovations**

In accordance with the Massachusetts State Building Code 780 CMR, alterations/renovations to residential properties require an upgrade to smoke detection systems to meet the current edition of the building code. This applies to the entire dwelling. Unreported alterations to a property may result in an order to upgrade smoke detectors to meet the code in effect at the time of alteration. The Weymouth Building Department makes the determination. Alterations requiring upgrade of smoke detectors may include adding a bedroom or 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, 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. 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. Carbon monoxide alternative compliance options that are listed in 527 CMR Sect 31 must be submitted to and approved by Fire Alarm Division prior to install.

Residential building built: **2008 to present**

### **780 CMR 5313.4 7<sup>th</sup> 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. 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.

**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.