

Massachusetts smoke & CO detector requirements (2021)

SMOKE DETECTORS

- Minimum of one smoke detector for every 1200 square feet of living space
- Detectors required on every habitable level & in basement (within 5 feet of stairwells)
- Detectors required outside each separate sleeping area (and inside each bedroom for 1997 or newer construction/reno). Note that if a bedroom is off the kitchen, detector must be located inside the bedroom.
- All detectors must be less than 10 years old AND if detectors are not hardwired, they must have a 10-year lithium battery
- Hardwired detectors must be interconnected unless the home's most recent construction/extensive renovation was before 1975
- Detectors located within 20 feet of a kitchen or bathroom must be photoelectric (not ionization)
- Detectors located more than 20 feet from a kitchen or bathroom must be dual photoelectric/ionization
- Smoke detectors MUST be located on the ceiling

CARBON MONOXIDE DETECTORS

- Minimum of one CO detector on every habitable level and in the basement
- Detectors required within 10 feet of every sleeping area
- Combo smoke/CO detectors are acceptable but they MUST be the speaking type
- Plug in CO detectors with battery back-up are generally acceptable