

# Smoke Detector and Carbon Monoxide Compliance



---

When the value of any interior work being done in your home exceeds \$1,000 OR when one or more sleeping rooms are added or created, the building inspector (on the final inspection) will require that there be a smoke detector on each floor (including the basement), in each bedroom or sleeping area, and in the hallway or space outside each bedroom. A carbon monoxide detector is also required.

## **SMOKE AND CO DETECTORS SAVE LIVES! SMOKE AND CO DETECTORS ARE REQUIRED!**

### **Smoke Detectors Types**

Smoke detectors may be battery-operated in existing bedrooms. Smoke detectors installed in new bedrooms must receive their primary power from the building wiring AND be equipped with a battery backup.

**NOTE:** If more than \$1,000 of ELECTRICAL work is being done, the smoke detectors must receive their primary power from the building wiring and be equipped with a battery backup.

**Exclusions:** Smoke detectors are not required if the work being done is exclusively on the exterior of the home. Examples include roofing, siding, or a deck.

### **Location of Installation**

When your home has more than one story and/or a basement, a smoke detector must be installed on each story, including the basement. In homes where a story or basement is split into two or more levels, the detector must be installed on the upper level, except when the lower level contains a sleeping area, a smoke detector must be installed on each level. When sleeping rooms are on an upper level, the smoke detector must be placed at the ceiling of the upper level in close proximity to the stairway.

Smoke detectors shall be mounted on the ceiling or wall at a point centrally located in the corridor or area giving access to each separate sleeping area AND within EACH sleeping room. Manufacturer's instructions must be followed for proper installation and location.

In houses where the ceiling height of a room open to the hallway serving the bedrooms exceeds that of the hallway by 24 inches or more (vaulted ceilings), smoke detectors must be installed in the hallway and in the adjacent room with the vaulted ceiling. Detectors must sound an alarm audible in all sleeping areas.

If we provide and install the smoke detectors to satisfy code, the cost for a battery operated smoke detector will be \$40 each. The cost for an electric powered smoke detector installed in open framed areas will be \$50, and the cost of an electric powered smoke detector that is fished in through closed areas will be \$75 each\*.

Note: In 2008 all homes will be required to have a carbon monoxide detector on the main or lower level. We recommend you make this life saving addition part of your remodeling project.

\*There could be additional electrical costs to install bedroom smoke detectors on arc fault breakers, which are required by code now.