

Wellfleet Fire Department



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CARBON MONOXIDE ALARMS INFORMATION FOR LANDLORDS

Required in all residential dwellings as of April 1, 2006 (527 CMR 31.00)

PLACEMENT: Alarms are required on every **habitable level** of the dwelling and in areas or rooms containing fossil fuel burning equipment.

Alarms are required in or within 10 feet of **every** bedroom.

TYPES OF DETECTORS:

- Battery operated with low-battery monitoring
- Plug-in with battery backup
- Hard wired with battery backup
- Low voltage system
- Qualified combination smoke and carbon monoxide alarm (Only **photoelectric smoke alarms** are allowed within 20 feet of kitchens or bathrooms)

527 CMR 31.06 Landlord Installation, Inspection and Maintenance Duties

- Every owner, superintendent, or landlord shall, at a minimum, maintain, test, repair or replace, if necessary, every carbon monoxide alarm upon renewal of any lease term for any dwelling unit or on an annual basis, whichever is more frequent. All common areas shall be inspected annually. All carbon monoxide alarm batteries shall be replaced on an annual basis by the owner, landlord or superintendent.
- Exception: Low voltage system batteries shall be maintained in accordance with applicable section of NFPA 720.

527 CMR 31.07 Carbon Monoxide Alarms Installed In Dwelling Units Inhabited by Persons Who Are Hearing Impaired

- Every owner, superintendent, or landlord having control of any dwelling unit inhabited by a person who is hearing impaired, shall comply with any carbon monoxide provisions, if applicable, established by the Architectural Access Board pursuant to 521 CMR.

The Fire Department will inspect smoke and carbon monoxide alarms on the sale or transfer of properties, or if new construction or alterations require a building permit.

Please call the Fire or Building Departments with any questions regarding these new regulations.