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Carbon Monoxide Detectors - 527 CMR 31.00 Regulations

In accordance with MGL 148 Section 26 F1/2, The Massachusetts Fire Prevention Code 527 CMR 31.00 regulates the placement of CO detection in dwelling units. Regulations apply "to every dwelling, building or structure occupied in whole or in part for residential purposes, that: (1) contains fossil-fuel burning equipment or (2) incorporates enclosed parking within its structure."

In summary, effective March 31, 2006, the regulation applies to dwellings; buildings or structures occupied in whole or in part for residential purposes that contain fossil fuel burning equipment or has enclosed parking. The owner, landlord or superintendent shall equip these dwelling buildings or structures with working listed carbon monoxide alarms.

Location:

The carbon monoxide alarm shall be located in each level of a dwelling unit including finished basements and cellars but not including crawl spaces and uninhabitable attics. (Check manufacturer's requirements for installation instructions.) The types of carbon monoxide detectors allowed are:

- Battery operated
- Plug in with battery back up
- Hard wired with battery back up
- Low voltage or wireless
- Combination smoke and carbon monoxide alarms/detectors must have a voice I.D. when activated in accordance with 572 CMR 31.02. (Note that these are required to be photoelectric smoke detectors if located within 20 ft. of a kitchen or bathroom.)

780 CMR: BUILDING PLANNING FOR SINGLE- AND TWO-FAMILY DWELLINGS

5313.4.3 Carbon Monoxide Detector Required Locations.

One carbon monoxide detector shall be installed on each story of a dwelling unit, including basements and cellars (but not including crawl spaces and uninhabitable attics) in accordance with the manufacturer's instructions and the applicable requirements of NFPA 720. When mounting a carbon monoxide alarm on a story with a bedroom, the alarm at a minimum, shall be located outside the bedroom. A carbon monoxide alarm shall be installed no more than ten ft. outside any bedroom door – these requirements do not alter the fact that all bedroom must be equipped with smoke detectors/alarms but if a combination appliance is utilized, not that for CO only purposes a CO alarm is required no more than ten feet from a bedroom door and outside of the bedroom per 527 CMR 31.04 (b).

5313.4.4 Alarm Intensity: All alarm-sounding appliances shall have a minimum rating of 85 dBA at ten feet (3048 mm).

5313.4.5 Maintenance: It shall be the responsibility of the owner to properly maintain the carbon monoxide detectors in accordance with the manufacturer's instructions and NFPA 720.