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Smoke Detector and Carbon Monoxide Detector Requirements for Single-Family and Multi-family Buildings, or Rentals- updated 05/10/18

The information below summarizes the general requirements currently in law and code for installation, placement and maintenance of smoke detector and carbon monoxide (CO) detectors in Maine. For more information, you can view the smoke detector law online at: Title 25, §2464: Smoke detectors and the CO detector law online at: Title 25, §2468: Carbon monoxide detectors . If you need specific NFPA code information, please call our office at (207) 626-3870.

Smoke Detectors

Existing Single-Family buildings:

**** Detectors can be hardwired with a battery backup or powered by a battery. Check the manufacturer's date on the back of the detector for guidance on when to replace the detector (recommended every 10 years).**

Locations where detectors should be placed:

- In each bedroom
- In the area of each bedroom (in the hallway or in the room you travel through to reach a bedroom)
- All levels of the building (basement, main floor, each additional floor)

✓ A smoke detector installed within 20 feet of a bathroom or kitchen must be a photoelectric-type detector, but smoke detectors in a bedroom within 20 feet of a kitchen or bathroom can be ionization-type detectors. **Steam from kitchens and bathrooms may increase false alarms from ionization detectors.**

Existing Multi-Family buildings:

**** Detectors must be hard-wired.**

Locations where detectors should be placed:

- In the area of each bedroom (in the hallway or in the room you travel through to reach a bedroom)
- All levels of the building (basement, main floor, each additional floor)
- An apartment building more than 3 stories in height must have hard-wired smoke detectors in hallways and corridors.

Transfer (sale or exchange) of Single-Family building:

✓ A person shall install smoke detectors in the acquired dwelling within 30 days of acquisition or occupancy of a single-family dwelling, whichever is later, if smoke detectors are not already present, and shall certify at the closing of the transaction that the purchaser will make the proper installation. This certification must be signed and dated by the purchaser.

**** Detectors can be hardwired with a battery backup or powered by a battery.**

Locations where detectors should be placed:

- In each bedroom
- In the area of each bedroom (in the hallway or in the room you travel through to reach a bedroom)
- All levels of the building (basement, main floor, each additional floor)

Transfer (sale or exchange) of Multi-Family building:

✓ A person shall install smoke detectors in the acquired multiapartment building within 30 days of acquisition or occupancy of the dwelling, whichever is later, if smoke detectors are not already present, and shall certify at the closing of the transaction that the purchaser will make the proper installation. This certification must be signed and dated by the purchaser.

**** Detectors must be hard-wired.**

Locations where detectors should be placed:

- In the area of each bedroom (in the hallway or in the room you travel through to reach a bedroom)
- All levels of the building (basement, main floor, each additional floor)
- An apartment building more than 3 stories in height must have hard-wired smoke detectors in hallways and corridors.

Rentals

** Multi-Family dwellings: **Detectors must be hard-wired**

** Single-Family dwellings: **Detectors can be 10-year sealed, tamper-resistant, battery-powered smoke detectors**

- ✓ In a unit occupied under the terms of a rental agreement or under a month-to-month tenancy, at the time of each occupancy the landlord shall provide smoke detectors if they aren't already present, and they must be in working condition. After notification of deficiencies, in writing, by the tenant, the landlord shall repair or replace the smoke detectors.
- ✓ Tenants shall keep the smoke detectors in working condition, test them periodically to make sure they work, and refrain from disabling them.

Carbon Monoxide Detectors

Existing Single-Family buildings:

- ✓ Carbon monoxide detectors aren't required by statute or code, but **it is strongly recommended that carbon monoxide detectors be placed in these buildings. These can be 10-year sealed, tamper-resistant, battery-powered detectors.**

Existing multi-family buildings, fraternity or sorority house or dormitory; a children's home, emergency children's shelter, children's residential care facility, shelter for homeless children or specialized children's home; a hotel, motel, inn or bed and breakfast licensed as an eating and lodging place or a lodging place:

**** Required detectors shall be powered by the building's electrical system with a battery backup, a sealed detector with a 10-year battery, or part of a fire/CO detection system.**

Locations where detectors should be placed:

- Outside of each sleeping area (in the hallway or in the room you travel through to reach a bedroom)

New additions to an existing single-family building or conversion of a building to a single-family home, multi-family building, fraternity or sorority house or dormitory; a children's home, emergency children's shelter, children's residential care facility, shelter for homeless children or specialized children's home; a hotel, motel, inn or bed and breakfast licensed as an eating and lodging place or a lodging place:

**** Required detectors shall be powered by the building's electrical system with a battery backup, a sealed detector with a 10-year battery, or part of a fire/CO detection system.**

Locations where detectors should be placed:

- Outside of each sleeping area (in the hallway or in the room you travel through to reach a bedroom)

Rentals

**** Required detectors shall be powered by the building's electrical system with a battery backup, a sealed detector with a 10-year battery, or part of a fire/CO detection system.**

Locations where detectors should be placed:

- Outside of each sleeping area (in the hallway or in the room you travel through to reach a bedroom)

✓ In a unit occupied under the terms of a rental agreement or under a month-to-month tenancy, at the time of each occupancy the landlord shall provide carbon monoxide detectors if they aren't already present, and they must be in working condition. After notification of deficiencies, in writing, by the tenant, the landlord shall repair or replace the carbon monoxide detectors.

✓ Tenants shall keep the carbon monoxide detectors in working condition, test them periodically to make sure they work, and refrain from disabling them.

Transfer (sale or exchange) of single-family building:

✓ A person shall install carbon monoxide detectors in the acquired dwelling within 30 days of acquisition or occupancy of a single-family dwelling, whichever is later, if carbon monoxide detectors are not already present, and shall certify at the closing of the transaction that the purchaser will make the proper installation. This certification must be signed and dated by the purchaser.

**** Required detectors shall be powered by the building's electrical system with a battery backup, a sealed detector with a 10-year battery, or part of a fire/CO detection system.**

Locations where detectors should be placed:

- Outside of each sleeping area (in the hallway or in the room you travel through to reach a bedroom)

Transfer (sale or exchange) of multi-family building:

✓ A person shall install carbon monoxide detectors in the acquired multiapartment building within 30 days of acquisition or occupancy of the dwelling, whichever is later, if carbon monoxide detectors are not already present, and shall certify at the closing of the transaction that the purchaser will make the proper installation. This certification must be signed and dated by the purchaser.

**** Required detectors shall be powered by the building's electrical system with a battery backup, a sealed detector with a 10-year battery, or part of a fire/CO detection system.**

Locations where detectors should be placed:

- Outside of each sleeping area (in the hallway or in the room you travel through to reach a bedroom)

Transfer (sale or exchange) of fraternity or sorority house or dormitory; a hotel, motel, inn or bed and breakfast licensed as an eating and lodging place or a lodging place:

**** Required detectors shall be powered by the building's electrical system with a battery backup, a sealed detector with a 10-year battery, or part of a fire/CO detection system.**

Locations where detectors should be placed:

- Outside of each sleeping area (in the hallway or in the room you travel through to reach a bedroom)