

## WHOSE RESPONSIBILITY ARE SMOKE AND CARBON MONOXIDE ALARMS?

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The owner of a house is responsible for installing and maintaining operational smoke and carbon monoxide alarms. In a rental situation, unless specified in the lease, the responsibility remains that of the landlord.

A property owner must make operable, within seven (7) days after being notified by certified mail by the occupant and/or enforcement official, any inoperable alarms.

If the owner fails to make the alarms operable within the allowed timeframe, the tenant may make the alarm operable if the total reasonable cost of repairs does not exceed fifty dollars (\$50.00). The tenant may then deduct the actual reasonable cost of repairs from his or her rent, not to exceed fifty dollars (\$50.00).

## TRANSFER OF TITLE INSPECTIONS

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At the time of the transfer of title on a property, the seller must provide the purchaser with a certificate stating that the smoke and carbon monoxide alarms have been inspected within one hundred twenty (120) days prior to the date of sale. Inspections shall be done by the local fire department or the Office of the State Fire Marshal.

A fee of thirty dollars (\$30.00) shall be collected for the inspection and be the responsibility of the seller. A fee of sixty dollars (\$60.00) shall be collected for any re-inspection due to improper installation, wrong location, improper wiring or failure to appear to a mutually agreed upon appointment.

Refer to the below guidelines in this document for proper installation specifications.

## INSTALLATION GUIDELINES FOR ONE & TWO-FAMILY DWELLINGS

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The installation requirements of smoke and carbon monoxide alarms are specific to the year a house was built. For more information, refer to the Rhode Island Fire Safety Code.

**Homes built in 1976 or prior:**

- Smoke alarms shall be installed outside sleeping areas and on each level (including basements)
- Carbon monoxide alarms shall be installed outside sleeping areas - and on each level (including basements if finished)
- Devices may be battery operated and are not required to be interconnected
- Devices may be combination smoke and carbon monoxide units

**Homes built on January 1<sup>st</sup>, 1977 through December 21<sup>st</sup>, 2001:**

- Smoke alarms shall be installed outside sleeping areas and on each level (including basements)
- Carbon monoxide alarms shall be installed outside sleeping areas and on each level (including basements if finished)
- Smoke alarms shall be hard-wired with battery back-up and interconnected
- CO detectors may be battery operated and are not required to be interconnected
- Devices may be combination smoke and carbon monoxide units

**Homes built on January 1<sup>st</sup>, 2002 through February 19<sup>th</sup>, 2004:**

- Smoke alarms shall be installed outside sleeping areas and on each level (including basements)
- Carbon monoxide alarms shall be installed outside sleeping areas and on each level (including basements if finished)
- Devices shall be hard-wired with battery back-up and interconnected
- Devices may be combination smoke and carbon monoxide units

**Homes built on February 20<sup>th</sup>, 2004 through December 31<sup>st</sup>, 2012:**

- Smoke alarms shall be installed inside each bedroom and on each level (including basements)
- Carbon monoxide alarms shall be installed outside sleeping areas and on each level (including basements)
- Devices shall be hard-wired with battery back-up and interconnected

- Devices may be combination smoke and carbon monoxide units

**Homes built on January 1<sup>st</sup>, 2013 to present:**

- Smoke alarms shall be installed in all sleeping rooms, outside all sleeping areas and on each level (including basements)
- Carbon monoxide alarms shall be installed outside sleeping areas and on each level (including basements)
- Devices shall be hard-wired with battery back-up and interconnected
- Devices may be combination smoke and carbon monoxide units

## **INSTALLATION GUIDELINES FOR THREE-FAMILY DWELLINGS**

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- Smoke alarms shall be installed inside all sleeping rooms, outside all sleeping areas and on each level (including basements)
- Smoke alarms shall also be located on each floor landing of common stairways, in common corridors and common basements (unless equipped with automatic sprinkler system)
- Carbon monoxide alarms shall be installed outside sleeping areas and on each level (including basements, excluding attics) IF dwelling unit contains fuel-burning appliances, fireplaces or attached garage.
- Devices shall be hard-wired with battery back-up and interconnected. Dwelling areas and common areas will not be interconnected with one another.
- Devices may be combination smoke and carbon monoxide units

A local, supervised fire alarm system shall be permitted in place of smoke alarms. Each system shall be installed as per code.

## INSTALLATION GUIDELINES FOR APARTMENTS, TOWNHOUSES AND CONDOMINIUMS

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- Each dwelling unit shall comply with the applicable requirements of one and two-family dwellings
- Every building having between four and seven units shall be required to have a local fire alarm system
- Every building having more than seven units shall be required to have a municipally connected fire alarm system.

### *Exception:*

- Buildings that have units with suitable fire resistance separation may be exempt from fire alarm system requirements.
- Buildings that have central heating plants that do not transfer heat via ductwork, and that have suitable separation from the rest of the building, and where dwelling units do not have any other fuel burning appliances, fireplaces or attached or integral garages, may be exempt from carbon monoxide requirements.

## PLACEMENT OF SMOKE AND CARBON MONOXIDE ALARMS

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- *Ceiling mounted:* At least 4 inches from any adjoining wall surface.  
*Wall mounted:* Between 4 and 12 inches from the ceiling.  
*Peaked or sloped ceilings:* Within 36 inches of the peak or high side of the slope, but no closer than 4 inches vertically or from an adjoining wall surface.
- Devices shall not be installed within 36 inches of heating or cooling registers, the tip of a ceiling paddle fan, a kitchen door or a bathroom door containing a tub or shower.
- Devices within a 20-foot horizontal path of a cooking appliance shall be equipped with an alarm-silencing means or be of the photo-electric type.

- Where stairs lead to other occupied levels, a smoke alarm or smoke detector shall be located so that smoke rising in the stairway cannot be pre-vented from reaching the smoke alarm or smoke detector by an intervening door or obstruction.
- For stairways leading up from a basement smoke alarms or smoke detectors shall be located on the basement ceiling within 2 feet of the entry to the stairs.
- Smoke alarms should be placed near the first bedroom door in a hallway closest to the living area.
- All devices shall be installed per manufacturer's recommendations.

## MAINTENANCE AND TESTING OF ALARMS

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It is the responsibility of the property owner to maintain all alarms installed in the building. Alarms that are not required by code should be maintained or removed. At minimum, the following maintenance guidelines should be adhered to:

- Test all alarms at least monthly
- Replace all batteries at least yearly (unless "long-life" or lithium batteries)
- Smoke alarms must be replaced ten (10) years from the date of manufacture unless otherwise specified by the manufacturer
- Carbon monoxide alarms must be replaced seven (7) years from the date of manufacture unless otherwise specified by the manufacturer.

## FOR MORE INFORMATION

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Contact your local fire department or the Office of the State Fire Marshal for more information.



### Rhode Island Office of the State Fire Marshal

560 Jefferson Blvd, Warwick RI 02886  
main: (401) 889-5555 | fax: (401) 889-5533  
<http://fire-marshal.ri.gov>