

The Franklin Fire Department wants to assist all homeowners in making the inspection for compliance a simple step in the transfer or sale of property. The following information describes the proper placement of smoke detector, proper marking/numbering of a property, how to call for an inspection, and the fee for issuing a certificate of compliance.

Basic Smoke Detector Placement

The State law requires an operating smoke detector on every habitable level, including the basement. Finished attic spaces also need smoke detector coverage. In homes with floor space exceeding 1,200 square feet per floor, a second detector will be required.

- **First Floor** – Smoke detectors should be placed on the ceiling in the hallway near a stairwell to the second floor, unless there is a bedroom on the first floor. In this case, a smoke detector should also be placed outside the bedroom door. Placing the detector more than 6 feet from a kitchen or bathroom door will help to avoid alarms set-off by cooking or steam.
- **Second Floor** – The smoke detector must be placed on the CEILING in the hallway common to ALL bedrooms, normally at the head of stairs. The idea is for the smoke to get to the detector before it reaches the bedrooms. Again avoid placement within 6 feet of a bathroom door.
- **Basement** - Smoke detectors should be placed on the cellar ceiling at the base of the cellar stairs. If the ceiling is unfinished, place the detector on the edge of the joist (not in the bay between two ceiling/floor joists). Never place the detector at the top of the basement stairs by the cellar door.

General Information – Smoke detectors should be placed on the ceiling a minimum of twelve (12) inches from the nearest wall. Placement of smoke detectors on a wall is NOT adequate and will result in failure of compliance. Exception: Mobile Homes, HUD Provisions.

Testing Before Inspection – You may already have smoke detectors in your home. If the detector is installed according to regulations, push the test button on EACH detector to make sure it works. A fresh battery should be placed in each detector and marked with a date. Hardwired A/C detectors in newer properties should already be installed properly and only need to be tested for proper operation. Testing of one A/C powered smoke detector should activate ALL the other detectors in hardwired A/C powered smoke detector installations.

Note -- Properties that were built after 1975 shall have a primary powered (electric) system installed per the Massachusetts Building Code at the time of construction. Battery operated detection may not be substituted for primary interconnected hard wire systems.

Location of Carbon Monoxide Detectors – May be ceiling or wall mounted

In most residences, carbon monoxide alarms are required to be located on every level of a home or dwelling unit including habitable portions of basements and attics. On levels with sleeping areas the alarms must be placed within ten feet of the bedroom doors.

CO there are several types of alarms that are allowed;

Types of CO Detectors

- Battery powered with battery monitoring;
- Plug-in (AC powered) units with battery backup;
- AC primary power (hard-wired – usually involves hiring an electrician) with battery backup;
- Low-voltage or wireless alarms; and
- Qualified combination smoke detectors and CO alarms. *

What Are Qualified Combination Detectors and Alarms *

Acceptable combination smoke detectors and carbon monoxide alarms must have simulated voice and tone alarms that clearly distinguish between the two types of emergencies. Alarms do not go inside garages, but in the adjacent living areas.

For more information about CO Detectors visit the Massachusetts Department of Fire Services website at www.mass.gov/dfs. Or call the Franklin Fire Department Fire Prevention Unit at 508-528-2323.

Residential Buildings Connected to a Central Station Provider

Residential Buildings which have alarm systems that are connected to a central station provider will have to have the following conditions met before the inspector will start the inspection.

- A person(s) with knowledge of the fire alarm system present for the inspection.
- A person(s) knowing the password(s) with the ability to reset the system present for the inspection.
- The Central Station provider must be notified, of testing prior to the arrival of the inspector. Failing to notify the Central Station provider may result in the property owner being charged under the following:

Chapter 269: Section 13. False alarms of fire.

House Numbers REQUIRED

Under Massachusetts General Law, Chapter 148:59

Chapter 148: Section 59. Display of street address number on buildings; use in enhanced 911 service

- Section 59. Every building in the commonwealth, including, but not limited to, dwellings, apartment buildings, condominiums, and business establishments shall have affixed thereto a number representing the address of such building. Said number shall be of a nature and size and shall be situated on the building so that, to the extent practicable, it is visible from the nearest street or road providing vehicular access to such building.
- The statewide emergency telecommunications board shall cause such number and the address of such building to be entered into the electronic data base for use in enhanced 911 service as defined in section eighteen A of chapter six A.

Under Town of Franklin Code, Chapter 63

- **63-1. Affixing of numbers required.** All persons shall affix to buildings owned by them and located on or near the line of public or private ways the street numbers designated for such buildings by the Town Administrator, and no person shall affix or allow to remain on any building owned by him a street number other than the one designated by the Town Administrator.
- **63-2. Visibility of numbers.** All numbers shall be affixed so that they will be plainly visible from the roadway, and any building which is not plainly visible from a roadway shall have at the entrance of its driveway, visible from said roadway, the designated street number.
- **63-3. Assignment of numbers; waiver of requirements.** The assignment of designated numbers shall be made consecutively in ascending order, beginning at the principal street from which the street to be numbered runs. The odd numbers shall be on the right-hand side of said street in the direction of the ascending numbers. The Town Administrator may waive the requirements of this section for any roadway which is already numbered where renumbering in accordance with this section would cause substantial hardship.
- **63-4. Violations and penalties.** Any person violating the provisions of this chapter shall be liable to a fine not exceeding \$25 for each offense.

Removal of Abandoned Oil Tank

Certificate of compliance will ***not*** be issued if there is an abandoned oil tank on the property as defined under Massachusetts Fire Prevention Regulation 527 CMR9.02

Inspection Appointments

To schedule an appointment, you or your agent, may call the Communication center at (508) 528-2323 or apply in person during business office hours. Hours of inspection are between 9:00 AM and 11:00 AM and 1:00 PM and 3:30 PM Tuesday, Wednesday and Thursday, (on the half-hour) each day and are made on a first-come, first-serve basis. The cost of the inspection is **\$45.00 per unit** payable to the Town of Franklin, by *check only*.

Detectors **MUST** be in the proper place and operational.

The inspector will issue a certificate of compliance after the inspection and payment of the fee. The certificate is valid for 60 days from the date of inspection. You are urged schedule 14 to 21 days in advance and not wait until the last minute before closing on a property to receive an inspection. As the end of each month approaches, the inspection times rapidly fill up each day and an appointment may not be available.

For the safety of our inspectors, a clear and safe path must be made from the street to doorway. If the inspector feels any unsafe condition existence inspection will not be done.