



Smoke Alarms and Carbon Monoxide Alarms



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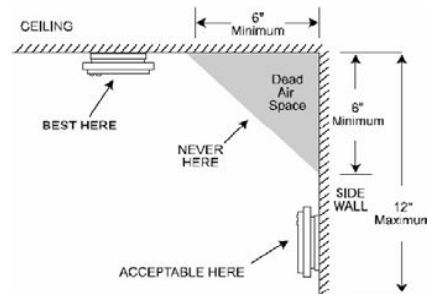
Many homeowners and homebuyers are confused about the requirements for smoke alarms (detectors) and Carbon Monoxide (CO) alarms. According to the Minnesota Building Code, at least one smoke alarm and one carbon monoxide alarm are required in all single family dwellings regardless of age. Additional alarms may be required depending on the city or whether any remodeling has taken place and in newer homes*. However, regardless of what the Code may or may not say, the intent is really quite simple – do occupants in the home have adequate warning in the event of fire or excessive carbon monoxide?

Minnesota Statute 299F.362 – Smoke Alarm Requirements:

- Every dwelling must be provided with a smoke detector that meets the requirements of the Minnesota State Fire Code. This includes single family homes, townhouses, apartment, hotels, lodging houses, and similar occupancies.

Minnesota State Fire Code Requirements:

- Smoke alarms installed prior to March 31, 2003, must be installed in hallways or areas which provide access to each separate sleeping area.
- Smoke alarms installed on or after March 31, 2003, must be installed in each sleeping room in addition to a point centrally located in the corridor or area providing access to each separate sleeping area. Where more than one smoke alarm is required to be installed in a single family home, the smoke alarms must be interconnected so that the activation of one alarm will activate all the alarms in the home.
- If any residential structure had code compliant smoke alarms installed prior to July 10, 2007, then those smoke alarms are still permitted.
- Any residential structure installing smoke alarms on or after July 10, 2007, must install the smoke alarms in all sleeping rooms, in all hallways leading to the exit and on each floor.
- In homes constructed prior to August 1, 1989. Smoke alarms may be battery powered only.
- In homes constructed on or after August 1, 1989. Smoke alarms must receive their power from the home's permanent primary wiring without a disconnecting switch and be equipped with a battery backup.
- Smoke detector location and spacing must follow manufacturer's instructions.



Minnesota Statute 299F.50 – Carbon Monoxide Alarm Requirements:

- Every dwelling must be provided with a carbon monoxide alarm within 10 feet of each sleeping room.
- Carbon Monoxide alarms may be hardwired, battery operated or plugged into an un-switched outlet.

Additional Smoke Alarm Requirements:

St. Paul – At time of sale, all homes must have at least one centrally located hardwired smoke detector with battery back up.

Minneapolis – At time of sale, all homes must have at least one smoke detector on each level and outside each sleeping room.

* Other requirements may also apply
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