

Brewster Fire Department Resale Information

Required Locations for Smoke Detectors:

1. If the home was built prior to 1975, they may have battery operated Smoke Detectors (SD). If any floor is over 1200 sq feet they must have 2, over 2400 sq feet they must have 3, etc. One SD is required at the base of all stairs leading to a habited floor and cellar stairs, (if a cellar is greater than 70 sq feet and you can stand, you must have a SD) a SD must be outside of the bedrooms on the first floor, if no bedrooms, then at the base of the stairs to the 2nd floor, and one outside the bedrooms on the 2nd floor, *all SD within 20 feet of a bathroom (containing a tub or shower) or kitchen must be **Photoelectric, all SD must be 10 years old or less.*** (April 1, 2009 Code Change)
2. If the home was built between 1975 and 1998, the home must have hard-wired and interconnected SD in all the same locations as above.
3. If a home was built in 1998 or later, they must have hard-wired interconnected SD with battery back-up and SD must be within all bedrooms or sleeping areas within 6 feet of the entry, as well as the same locations as above.
4. As of April 5, 2010, all homes built before January 1, 1975 using battery operated SD: you will need BOTH a Photoelectric and Ionization unit, unless it is within 20 feet of a bathroom or kitchen, then it will be photoelectric only (Code Change)
5. The requirements in effect when the house was built or modified is what is required when the house is sold. They cannot go back to battery operated SD, for example.

Required Locations for Carbon Monoxide Detectors:

1. Any home built up until January 1, 2008 may have battery operated Carbon Monoxide Detectors (CO), or plug-in with a battery back up.
2. Any home built after January 1, 2008 must have hard-wired CO's with a battery back up. If they are combination SD/CO units, the CO alarm must have verbal annunciation.
3. CO's must be on every habitable level of the home, within 10 feet of each bedroom.
4. **CO detectors must be 5 years old or less. Any units older than 5 years must be replaced.**

Required locations for Heat Detectors:

As of January 1, 2008, a hard-wired heat detector is required in all New Construction attached Garages

Required House Numbers:

The street number for the house must be permanently affixed to the house AND visible from the road, a minimum of 3-inch numbers must be used and the numbers must contrast in color to where they affixed. If you cannot see the numbers from the road, the number must be permanently located at the road and visible from both sides, as well as on the home.

Low Voltage Alarm Systems:

1. a Fire alarm system that uses only photoelectric SD, and is transmitted off premises, the Alarm Company must be present.