

Smoke Detector Requirements
March 2017 Update

Point of Sale – Smoke Detector Certificate of Compliance

Background –

In 2004 the City of Holland implemented a program that required hardwired, battery back-up, interconnected smoke detectors be installed prior to the sale or transfer of a single family home. In 2008 condominiums were also required to install smoke detectors and obtain a Smoke Detector Certificate of Compliance prior to the sale or transfer of the property.

Current –

Changes in the Michigan Residential Code (MRC) require us to update our code requirements so that they align with MRC. A Smoke Detector Certificate of Compliance will still be required for the sale or transfer of a single family home or condominium. The change that will affect property owners is the type of smoke detectors that are required.

Moving Forward, March 1, 2017 –

If your property currently has hardwired smoke detectors, they must be maintained as installed. If your property does NOT have hardwired smoke detectors, please use the chart below to determine what kind of smoke detectors will be required.

Please keep in mind that each property will have different requirements based on the individual history of that property. If you have questions about your property, or how to tell if you have hardwired smoke detectors, please contact our office at **(616)-355-1330**.

The following factors will be used to determine what kind of smoke detectors are installed and/or required for each property: date of original construction, date of additions or renovations, previous electrical work or smoke detectors.

Smoke Alarms 2015 Michigan Residential Code
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If you currently have hard-wired smoke detectors, they must be maintained as originally installed.

Condition	Application	Location	Power Source	Interconnected
One	Existing 1 & 2 Family Dwelling Constructed <u>BEFORE</u> Nov 6, 1974 (NO WORK DONE)	Minimum one on each floor, near bedrooms including basements	Batteries	No
Two	Existing 1 & 2 Family Dwelling Constructed <u>AFTER</u> Nov 6, 1974 (NO WORK DONE)	Requirements of code at time of construction	Requirements of code at time of construction	Requirements of code at time of construction

New Construction & Remodeling

The current Michigan Residential Code requires hardwired smoke detectors be installed when certain types of work are conducted (condition three on the chart below).

Hardwired, battery back-up, interconnected smoke detectors are required in the area where the work is being conducted. Additional hardwired, or battery detectors may be required, depending on the scope of the project.

Hardwired detectors ARE REQUIRED for:

- Most Additions
- Adding a new bedroom or sleeping area

Hardwired detectors will be required in the area where the construction is taking place.

Additional battery operated detectors will be required based on the chart above (condition one or two), for the portion of the house not undergoing renovation.

Additional carbon monoxide detectors may be required.

Smoke Alarms 2015 Michigan Residential Code

If you currently have hard-wired smoke detectors, they must be maintained as originally installed.

Condition	Application	Location	Power Source	Interconnected
Three	Additions, alterations, repairs that require a building permit for ALL <u>existing</u> 1 & 2 family dwellings	- Minimum one on each floor, near bedrooms including basements - Inside each bedroom	Requirements of code at time of construction	Requirements of code at time of construction
Four	<u>NEW</u> 1 & 2 Family Dwellings	- Minimum one on each floor, near bedrooms including basements - Inside each bedroom	Hardwired with battery backup	Yes

If you have questions about these requirements, please contact our office at **(616) 355-1330** or cns@cityofholland.com If an electrical permit is required, it may be obtained by a licensed contractor or owner who lives in the home.

Frequently Asked Questions

Q: I am selling my house. Do I need a smoke detector inspection?

A: Yes, a Smoke Detector Certificate is required for the sale and transfer of all single family homes and condos.

Q: Do I need to have hardwired smoke detectors installed in my house?

A: If your house was constructed before 1974, and there was no remodeling work that would have required hardwired detectors, then you may install battery operated detectors.

Q: Where do I need to install detectors?

A: Detectors must be located on each floor of the home, including the basement. Detectors on floors with bedrooms must be located either in the vicinity of the bedrooms, or inside each bedroom.

Q: I had hardwired smoke detectors installed 5 years ago, and now I am selling my house. Can I remove the hardwired detectors and install battery detectors?

A: No. Previously installed electrical wiring / detectors must be maintained.

Q: How do I find out what kind of smoke detectors I need to have in my house?

A: Please call our office at (616) 355-1330 and we will help you. We will determine what year the house was constructed and if there was any previous electrical work done where hardwired detectors were installed.