



Commonwealth of Massachusetts
EXECUTIVE OFFICE OF HOUSING &
LIVABLE COMMUNITIES

Maura T. Healey, Governor ◆ Kimberley Driscoll, Lieutenant Governor ◆ Edward M. Augustus Jr., Secretary

To: Regional Administering Agencies
From: Edwin Bonilla
Date: October 17, 2024
Re: Updated Smoke and Carbon Monoxide Detector Standards

Effective December 29, 2024, the U.S. Department of Housing and Urban Development (HUD) will implement updated standards for smoke and carbon monoxide (CO) detectors across all HUD programs, in accordance with the National Fire Protection Association Standard 72.

- Smoke Detector and Carbon Monoxide Requirements:** All smoke and carbon monoxide detectors must (1) either be hardwired or equipped with sealed, tamper-proof 10-year batteries, (2) photoelectric, and (3) have a hush feature to silence nuisance alarms. For units built or substantially rehabilitated after December 2022, hardwired is the only option. The alarms must provide notification for individuals with hearing disabilities.
- HQS/NSPIRE Standards:** Each dwelling unit must be equipped with functioning smoke detectors in the following locations:
 - One on each level of the unit;
 - One inside each bedroom;
 - Hallways (within 21 feet of any door to a bedroom measured along a path of travel);
 - Kitchen (should be installed at least 10 feet from a cooking appliance); and
 - One in the basement.

Additionally, smoke detectors must be present in common areas within the property, including stairwells, hallways, and other relevant areas.

Carbon monoxide detectors must be present in accordance with Massachusetts law. They must be located within 10 feet of bedrooms, one in each level, and spaces adjoining rooms containing CO-producing appliances (fireplaces and gas clothes dryers are included). For units that are all electric and have no CO-producing appliances and heating systems in the building, no CO detectors are required.

- Violation Response:** Any deficiencies related to smoke or carbon monoxide detectors will be classified as 24-hour life-threatening violations. Prompt remediation is required to ensure compliance with these updated standards.

Please ensure that these new standards are communicated to all relevant personnel and implemented accordingly in advance of December 29, 2024, to maintain safety and compliance with all HUD programs.

Please refer to the following links below:

[NSPIRE Standard - Smoke Alarm \(hud.gov\)](#)

[NSPIRE Standard - Carbon Monoxide Alarm \(hud.gov\)](#)

Thank you for your attention to this important update.