

IMPORTANT NOTICE

New Smoke Alarm Requirements Effective December 29, 2024

According to the "Public and Federally Assisted Housing Fire Safety Act of 2022" (H.R. 7981), passed by Congress, smoke alarms must be replaced with smoke alarms that are either:

- Hardwired OR
- Sealed with an internal, non-replaceable 10-year battery
- Must be tamper-resistant and have a way to silence the alarm.

Required Location(s):

At least one on each level of the unit and in or near each sleeping area.

Smoke alarms should be installed on ceilings or high on walls:

- If mounted on the ceiling, then they must be at least 4 inches from the wall.
- If mounted on the wall, then they cannot be closer than 4 inches or further than 12 inches from the ceiling.

Installation Example: For a single-family home with no bedrooms downstairs and 3 bedrooms upstairs:

- **Downstairs:** 1 smoke alarm centrally located.
- **Upstairs:** 1 alarm in a hallway or in the immediate vicinity of the adjacent bedrooms.

However, if bedrooms are not grouped together or they are separated by another room/area, that level will be required to have 1 new smoke alarm for the group of bedrooms and 1 new smoke alarm for the separate bedroom.

In other words, if there is a loft or living room separating one bedroom from the other bedrooms then the unit will be required to have 2 new smoke alarms on that level.

Note: Smoke alarms within individual sleeping rooms are all required but may not need replacement under these new standards provided that the rest of the unit meets minimum requirements as outlined in this notice.

The new smoke alarms can be combination detectors (carbon monoxide and smoke alarm) as long as they meet the requirements above.

Please note: Housing Inspectors will begin inspecting all units for these new standards beginning on December 29, 2024. Units found not in compliance with these standards will fail inspection.