

Important Notice

MaineHousing's Inspection Standards are Changing

All standards below are considered Life Threatening and must be resolved within 24 hours

Current Standards:

- The inside area must include at least one battery-operated or hard-wired smoke detector/alarm, in proper working condition, on each level of the property.
- Hard-wired with sealed tamper-proof battery backup smoke detectors/alarms must be installed on all floors including the basement and enclosed interior common hallways in units in apartment buildings with 3 or more units.

New Standards Effective December 29, 2024:

- All smoke detectors/alarms which are solely battery-operated must have sealed, tamper-proof batteries.
- Smoke detectors/alarms are required in dwelling units in the following locations:
 - Inside each sleeping room,
(includes living room if used for sleeping)
 - Outside each sleeping room,
 - Within 21 Feet of All Bedroom Doors,
 - On every level of the dwelling unit and,
 - In all enclosed interior common hallways.
- **In apartment buildings with 3 or more units**, at least one hard-wired smoke detector/alarm with battery backup must be installed on each floor including the basement.

Specifications on required location of each smoke detector/alarm on a wall or ceiling:

- If mounted on the ceiling, it must be more than 4 inches from the wall.
- If mounted on the wall, it cannot be closer than 4 inches or more than 12 inches from the ceiling.
- Smoke detectors/alarms should not be installed within 36" of windows, exterior doors, or ducts where drafts might interfere with their operation.
- Smoke detectors/alarms should not be painted or have stickers or other decorations present.

During an inspection, each smoke detector/alarm should be physically tested to ensure the device works as intended. If the property cannot demonstrate that the device works properly, it should be cited as inoperable.

