

CARBON MONOXIDE & SMOKE ALARM REQUIREMENTS

2013 CALIFORNIA RESIDENTIAL CODE

RESIDENTIAL BUILDINGS – ONE & TWO DWELLING UNITS

BACKGROUND

Senate Bill No. 183 (2010) amended the Health & Safety Code Section 17926, requiring property owners for all existing single -family dwelling units intended for human occupancy to install a carbon monoxide device on or before July 1, 2011. As of 2013, the same requirement applies to all other existing dwelling units (condos or apartments).

The adopted 2013 California Residential Code (Effective date: January 1, 2014) also requires Carbon Monoxide Devices and Smoke Alarms to be installed when a building a permit is issued for work exceeding \$1,000.

CARBON MONOXIDE ALARMS - CRC R315

1. New Construction

Carbon monoxide alarms shall be installed for units within which fuel - burning appliances are installed and in units have attached garages. The new construction work includes new dwelling units, additions, repairs, and alterations to existing dwelling units. The primary power supply shall be directly connected to the permanent building wiring with battery back - up. Interconnection is required when more than one carbon monoxide alarms are installed.

Battery only operated alarm may apply to work in existing dwelling units where repairs or alterations do not result in the removal of wall and ceiling finishes or there is no access by means of attic, basement or crawl space.

2. Existing Dwellings

Where a permit is required for alterations, repairs or additions exceeding \$1,000, existing dwellings or sleeping units that have attached garages or fuel - burning appliances shall be provided with a carbon monoxide alarm.

3. Alarm Requirements

Carbon monoxide alarms shall be listed as complying with UL2034. Carbon monoxide detectors shall be listed as complying with UL2075. Alarms & detectors shall be on the approved listing and installed according to manufacturer's installation instructions.

4. Alarm Locations

- a. Outside of each separate dwelling unit sleeping area in the immediate vicinity of any bedroom.

- b. On every level of a dwelling unit including basements.
- c. Install per manufacturer instructions.

5. Multiple - Purpose Alarms.

Carbon monoxide alarms combined with smoke alarms shall comply with all applicable standards, and requirements for listing and approval by the State Fire Marshal for smoke alarms.

SMOKE ALARMS - CRC R314

1. Alterations, Repairs, and Additions

Smoke alarms are required for all dwelling units intended for human occupancy for a permit for alterations, repairs, or additions, exceeding \$1,000. When a sleeping room is added or created, the dwelling unit shall be equipped with smoke alarms as required for new dwellings.

2. Alarm Locations

- a. In each sleeping room.
- b. Outside each separated sleeping area in the immediate vicinity of the bedrooms.
- c. On each additional story, including basements, habitable attics, and split levels.

3. Power Source

Smoke alarms shall receive their primary power from the building wiring and battery backup. Battery only operated alarm may apply to work in existing dwelling units where repairs or alterations do not result in the removal of wall and ceiling finishes or there is no access by means of attic, basement or crawl space.

4. Interconnection

Where more than one smoke alarm is required, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the unit. Interconnection is not required where battery only operated alarms are allowed.

5. Alarm Requirements

All smoke alarms shall be listed as complying with UL217 and NFPA 72 as approved by the State Fire Marshal. Alarms shall be installed according to manufacturer's installation instructions.