



City of San Jacinto

Smoke & Carbon Monoxide Detectors are required for any addition, alteration or repair exceeding \$1,000 in valuation

Smoke & Carbon Monoxide Detectors

Section 1210 (a) Smoke Detectors:

1. **General.** Dwelling units, congregate residences and hotel or lodging house guest rooms that are used for sleeping purposes shall be provided with smoke detectors. Detectors shall be installed in accordance with the approved manufacture's instructions.
2. **Additions, alterations or repairs to a Group R Occupancies.** When the valuation of an addition, alteration or repair to a Group R Occupancy exceeds \$1,000 and a permit is required, or when one or more sleeping rooms are added or created in existing Group R Occupancies, smoke detectors shall be installed in accordance with Subsection 3, 4 and 5 of this section.
3. **Power source.** In new construction, required smoke detectors shall receive their primary power from the building wiring when such wiring is served from a commercial source and shall be equipped with a battery backup. The detector shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than those required for over current protection. Smoke detectors may be solely battery operated when installed in existing buildings without commercial power; or in buildings which undergo alterations, repairs or additions regulated by Subsection 2 of this section.
4. **Location within dwelling units.** In dwelling units, a detector shall be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. When the dwelling unit has more than one story and in the dwelling with basements, a detector shall be installed on each story and in the basement. In dwelling units where a story or basements is split into two or more levels, the smoke detector shall be installed on the upper level, except that when the lower level contains a sleeping area, a detector shall be installed on each level. When sleeping rooms are on the upper level, the detector shall be placed at the ceiling height of the room open to the hallway serving in the bedrooms exceeds that of the hallway be 24 inches or more. Detectors shall sound an alarm audible in all sleeping areas or the dwelling unit in which they are located.
5. **Location in efficiency dwelling units, congregate residences and hotels.** in efficiency dwelling units, hotel suites and in hotel and congregate residence sleeping rooms, detectors shall be located on the ceiling or wall of the main room or each sleeping room. When sleeping rooms within an efficiency dwelling unit or hotel are on an upper level, the detector shall be placed at the ceiling of the upper level in close proximity to the stairway. When actuated, the detector shall sound an alarm audible within the sleeping area of the dwelling unit, hotel suite or sleeping room in which it is located.

SMOKE DETECTORS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS

1. CO Detector requirement for CA residence in 2011 (CA Senate Bill SB 183).
2. Effective July 1st, 2011 All existing single family dwellings that contain a fossil fuel burning heater or appliance, fireplace, or an attached garage must install carbon monoxide alarms.
3. All other existing dwellings (multi-family) shall comply by January 1, 2013.
4. CO alarms must be either battery powered or plug-in with battery backup.
5. CO alarms must be installed outside of sleeping areas and on every level of a dwelling, including the basement.
6. For Real Estate Professionals CO detector compliance will part of the TDS
7. Landlords, property managers and property management companies should plan to install detectors in the properties they manage or rent out as they will be required installation.



City of San Jacinto
Building & Safety Division
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San Jacinto, CA 92583

SMOKE AND CARBON MONOXIDE ALARM RETROFIT VERIFICATION

I, _____ and, I _____ who own
(Print Property Owner's Name) (Tenant's Name—if owner occupied write "SAME")

and / or live in the dwelling located at _____
(Address)

verify that the smoke and carbon monoxide alarms required by the 2013 California Residential Code have been installed in the dwelling, in compliance with the code and with the Manufactures' instructions and further that they have been tested and do function properly.

In an effort to enhance life safety within dwellings specifically for existing construction, California Residential Code Sections R314 and R315 require smoke and carbon monoxide alarms, respectively, be installed in existing dwellings or sleeping units where (1) a permit is required for alterations, repairs or additions with a total cost or calculated valuation exceeding one thousand dollars (\$1,000) in value and (2) where no construction is taking place, in dwelling units intended for human occupancy that have a fossil-fuel burning heater or appliance, fireplace or an attached garage. Generally, the alarms must be hard wired with battery back-up and all alarms are to be interconnected. If the installation of the alarms will require the removal of wall or ceiling finishes or there is no access by means of attic, basement or crawl space, then the alarms may be solely battery operated and not interconnected. However, in cases where no construction is taking place, alarms are permitted to be solely battery operated or plug-in type with battery back-up. Alarms must be installed in all of the following locations within the existing dwelling.

- In each sleeping room. (Smoke Alarms only)
- Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom (s)
- On every level of a dwelling unit including basements.

I have read and understand the above requirements and affirm by my signature, that all required alarms mentioned above have been properly installed and tested. (Both signature lines below must be completed.)

Signature of Owner

Date

Signature of Tenant

Date