

FIRE DEPARTMENT

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FIRE PREVENTION BUREAU

Smoke and Carbon Monoxide Alarm Requirements for Resale

Installation shall follow manufacturer's instructions and the California Building, Fire, and Residential Codes.

Requirements

- As of 1/1/2014, all dwelling units for which a building permit is issued exceeding \$1,000, the permittee must demonstrate that all smoke alarms are in accordance with state regulations. [Cal Health & Safety 13113.7]
- Smoke alarms must receive their primary power from the building wiring provided that such wiring is from a commercial source and the alarms shall be equipped with a battery backup. [Cal Residential Code 314.4]
 - o Battery backups to hard-wired alarms do not have to be rated to 10 years.
- As of 7/1/2014, in order to be listed by Office of the State Fire Marshal (OSFM), new smoke alarms that are solely battery powered must have a nonreplaceable, nonremovable battery that is capable of powering the smoke alarm for at least 10 years.
 - o Exceptions:
 - Smoke detectors intended to be used with a fire alarm or household fire alarm control unit.
 - Smoke alarms that send a supervision and battery depletion signal to a fire alarm or household fire alarm control unit via a low-power radio frequency wireless communication signal.
 - Smoke alarms that use low-power radio frequency wireless communication signal for interconnection.
- As of 1/1/2016, owners of a dwelling unit intended for human occupancy in which one or more units is rented or leased shall install additional smoke alarms, as needed, to ensure that smoke alarms are located in compliance with current building standards. Existing alarms installed need not be replaced unless the alarm is inoperable. [CalFire]
- Smoke alarms shall be installed in the following locations [Cal Residential Code, R314.3]:
 - o Each sleeping area;
 - o Outside each sleeping area in the immediate vicinity of the bedrooms;
 - o On each story of the dwelling including basements, and habitable attics.
- As of 1/1/2013, owners of any dwelling unit shall install a carbon monoxide detector within every room that has a fossil fuel burning appliance and in any attached garage. [Cal Health and Safety 17926]