COMMUNITY DEVELOPMENT
Building and Safety

Print Form

SMOKE DETECTOR & CARBON MONIXIDE ALARM RETROFIT/VERIFICATION REQUIREMENTS

ADVISORY: For residential construction projects- Smoke detector retrofit/verification requirements. Carbon monoxide alarm requirements for existing detached single family homes on our after January 1, 2011. Carbon monoxide alarm requirements for all other existing residential buildings on our after January 1, 2013.

Please be advised that the 2010 California Building Code (CBC) and the 2010 California Residential Code (CRC), effective on January 1, 2011, require smoke detectors and carbon monoxide alarms to be installed in prescribed locations as part of a permitted residential construction project valued at $1,000 or more. **See NOTES below.**

Smoke detectors are required to be mounted on the ceiling or wall and located as specified below. If retrofitted, detectors may be battery operated (Code references: CBC § 907.2.11.5 and CRC § R314).

- Outside of each separate sleeping area in the immediate vicinity of bedrooms
- In each room used for sleeping purposes
- In each story within a dwelling unit, including basements, but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level

Carbon monoxide alarms are required to be mounted on the wall or ceiling or other location as specified in the manufacturer's installation instruction and located as specified below. If retrofitted, alarms may be battery operated where the repairs or alterations do not result in removing wall and ceiling finishes or there is no access to the attic, basement or crawl space (Code references: CBC § 420.4 and CRC § R315).

- Outside of each separate sleeping area in the immediate vicinity of bedrooms
- On every level of the dwelling unit
- For R-1 Occupancies only - on the ceiling of sleeping units with permanently installed fuel burning appliances

Inspection Verification on existing or retrofitted smoke detectors and carbon monoxide alarms will be verified during the inspection process as follows:

- Reroof - at time of sheathing inspection
- Replace exterior wall cover - at lath inspection
- Window change out - at weather stripping/rough inspection
- Interior remodel or addition - at or before final inspection
- Attached patio cover - at footing inspection

NOTES:

1. These requirements only apply to the dwelling unit(s) for which the permit applies. For example, if an apartment building roof is replaced all the units within the building would be required to be retrofitted/verified to have the detectors and alarms. For an interior remodel of a single unit, only that unit would be required to be retrofitted/verified.

2. Carbon monoxide monitors are not required for dwellings that do not have fuel burning appliances, fireplaces, or attached garages.

3. Self-verification may be substituted for inspection using City of Irvine Smoke Detector and Carbon Monoxide Self-Certification form available for download from the form catalog at http://www.cityofirvine.org/cityhall/cd/buildingsafety/formcatalog.

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SMOKE DETECTOR & CARBON MONIXIDE ALARM SELF-CERTIFICATION

PROJECT ADDRESS	PERMIT NUMBER

PROPERTY OWNER (or HOA Representative)

I, the undersigned, hereby certify that I am the owner or authorized HOA representative of the of the above referenced property. I further certify that smoke detectors and carbon monoxide alarms are present and functional in all the following locations. (Check all applicable boxes below. Retrofitted smoke detectors and carbon monoxide alarms may be battery operated.)

SMOKE DETECTORS on ceiling or wall:

- ☐ Outside of each separate sleeping area in the immediate vicinity of bedrooms
- ☐ In each room used for sleeping purposes
- ☐ In each story including any habitable basement

  NOTE: In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

CARBON MONOXIDE ALARMS on ceiling, wall or other location as specified by the manufacturer:

- ☐ Outside of each separate sleeping area in the immediate vicinity of bedrooms
- ☐ In each story including any habitable basement

  NOTE: In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
- ☐ For R-1 Occupancies only - sleeping units with permanently installed fuel burning appliances

SIGNATURE _____ DATE _____

In lieu of physical inspection of smoke detectors and carbon monoxide alarms by the City inspector, this certification may be completed and presented to the inspector during the course of a project as follows:

- Reroof - at time of sheathing inspection
- Replace exterior wall cover - at lath inspection
- Window change out - at weather stripping/rough inspection
- Interior remodel or addition - at or before final inspection
- Attached patio cover - at footing inspection