



Community and Economic Development Department
Building and Safety Division

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SMOKE ALARM & CARBON MONOXIDE ALARM CERTIFICATION FORM

Permit Number: _____

Property Address: _____ in the City of Pleasanton

Smoke alarms and carbon monoxide alarms are required to be installed whenever a permit with a valuation exceeding one thousand dollars (\$1,000) is issued for alterations, repairs, or additions to any home or dwelling unit. If we are unable to access the residence to verify their installation at the time of final inspection, then the owner must certify to us that the alarms are installed in the required locations and are functioning properly. Combination carbon monoxide and smoke alarms must be listed and approved by the State Fire Marshal for such use.

I am the Property Owner and certify that:

- The property has smoke alarms (listed in accordance with UL 217 and UL 2034) installed in accordance with the manufacturer's instructions in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedrooms and on each additional story of the dwelling, including basements and habitable attics, and I have tested and verified that they are functioning properly.
- *Smoke alarms have been tested and shall be maintained in accordance with the manufacturer's instructions. Smoke alarms that no longer function shall be replaced. Smoke alarms installed in one- and two-family dwellings shall be replaced 10 years after the date of manufacture marked on the unit, or if the date of manufacture cannot be determined.*
- The property has carbon monoxide alarms (listed as complying with the requirements of UL 2034 and installed in accordance with NFPA 720) installed outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s) and on every level of a dwelling unit including basements, and I have tested and verified that they are functioning properly. *Note: Carbon monoxide alarms shall only be required in the specific dwelling unit or sleeping unit for which the permit was obtained.*
- **Exception:** A Carbon Monoxide Alarm is not required in dwellings and sleeping units which do not have any fuel-burning appliances installed, and that do not have attached garages.

Signature (Owner or Authorized Agent)

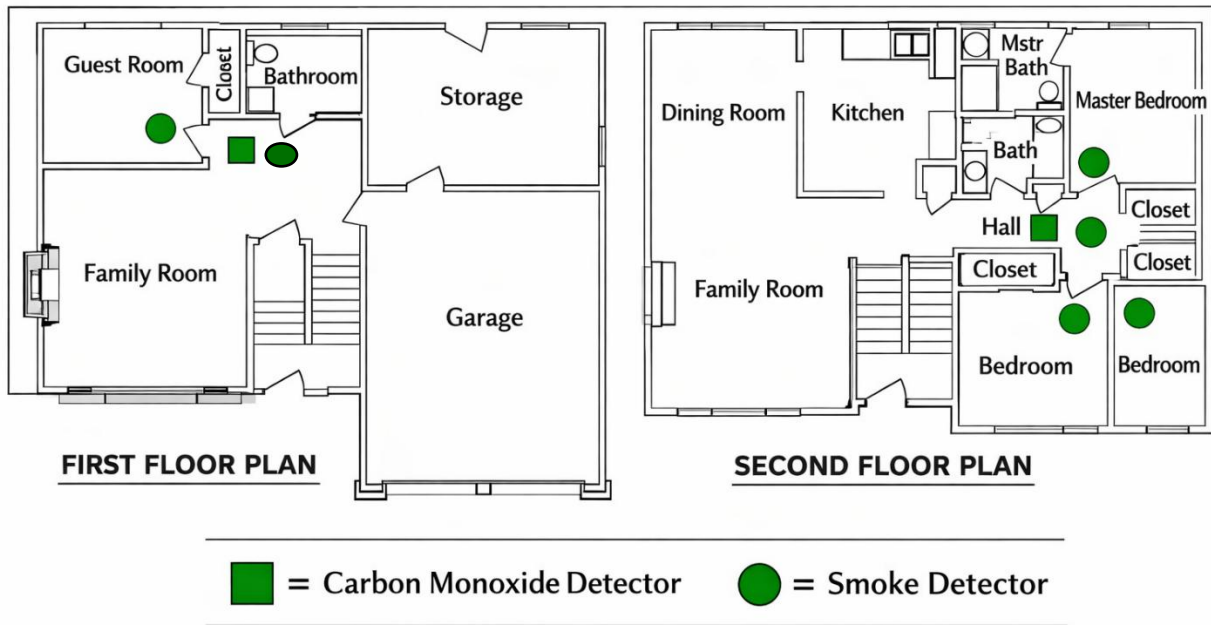
(Date)

(Please print name)

(Phone Number)

Mailing Address

Residential Smoke and Carbon Monoxide Detector (Typical Locations)



SMOKE ALARM REQUIREMENTS

Smoke Alarms are required in the following locations:

1. In each sleeping room.
2. Outside each sleeping area in the immediate vicinity of the bedrooms.
3. On each story or level in a dwelling, including split levels, basements, and habitable attics, except that an alarm is not required on the lower level within a dwelling unit if it is less than a full story lower than the adjacent level and there is no intervening door between the adjacent levels.

CARBON MONOXIDE ALARM REQUIREMENTS

Carbon Monoxide Alarms are required in dwelling units where any of the following are found:

1. A fuel-fired appliance, such as a furnace, water heater, dryer, etc.
2. A fireplace
3. An attached garage that has any kind of communication (opening) to the dwelling unit

If any of the above exist, then Carbon Monoxide Alarms are required in the following locations:

1. Outside each sleeping area in the immediate vicinity of the bedrooms.
2. On every occupiable level of the dwelling unit, including basements.
3. Where a fuel-burning appliance or fireplace is located within a bedroom or its attached bathroom, a Carbon Monoxide Alarm is required to be installed within the bedroom.

POWER SOURCE FOR EXISTING BUILDINGS

New construction and certain repairs or remodels that open wall and ceiling finishes of dwelling units must use hard-wired alarms. In existing buildings, Smoke and Carbon Monoxide alarms are permitted to be solely battery operated under any of the following conditions:

1. Where no construction is taking place.
2. Repairs or alterations do not result in the removal of interior wall and ceiling finishes exposing the structure in areas/spaces where the alarms are required.
3. Repairs or alterations are limited to the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck

R310.8.2 For purposes of clarification, Health and Safety Code Section 13113.7 is repeated.

a. Except as otherwise provided in this section, a smoke detector, approved and listed by the State Fire Marshal pursuant to Section 13114, shall be installed, in accordance with the manufacturer's instructions in each dwelling intended for human occupancy within the earliest applicable time period as follows:

1. For all dwelling units intended for human occupancy, upon the owner's application on or after January 1, 1985, for a permit for alterations, repairs, or additions, exceeding one thousand dollars (\$1,000).
2. For all other dwelling units intended for human occupancy on or after January 1, 1987.

However, if any local rule, regulation, or ordinance, adopted prior to the compliance dates specified in paragraphs (1) and (2) requires installation in a dwelling unit intended for human occupancy of smoke detector, which receive their power from the electrical system of the building and requires compliance with the local rule, regulation, or ordinance at a date subsequent to the dates specified in this section, the compliance date specified in the rule, regulation, or ordinance shall, but only with respect to the dwelling units specified in this section, take precedence over the dates specified in this section.

The State Fire Marshal may adopt regulations exempting dwellings intended for human occupancy with fire sprinkler systems from the provisions of this section, if he or she determines that a smoke detector is not reasonably necessary for fire safety in the occupancy.

Unless prohibited by local rules, regulations, or ordinances, a battery-operated smoke detector which otherwise meets the standards adopted pursuant to Section 13114 for smoke detectors, satisfies the requirements of this section.

b. "Dwelling units intended for human occupancy," as used in this section, includes a duplex, lodging house, apartment complex, hotel, motel, condominium, stock cooperative, time-share project, or dwelling unit of a multiple-unit dwelling complex. For the purpose of this part, "dwelling units intended for human occupancy" does not include manufactured homes as defined in Section 18007, mobile homes as defined in Section 18008, and commercial coaches as defined in Section 18001.8.

c. The owner of each dwelling unit subject to this section shall supply and install smoke detectors required by this section in the locations and in the manner set forth in the manufacturer's instructions, as approved by the State Fire Marshal's regulations. In the case of apartment complexes and other multiple-dwelling complexes, a smoke detector shall be installed in the common stairwells. All fire alarm warning systems supplemental to the smoke detector shall also be listed by the State Fire Marshal.

d. A high-rise structure, as defined in subdivision (b) of Section 13210 and regulated by Chapter 3 (commencing with Section 13210), and which is used for purposes other than as dwelling units intended for human occupancy, is exempt from the requirements of this section.

e. The owner shall be responsible for testing and maintaining detectors in hotels, motels, lodging houses, and common stairwells of apartment complexes and other multiple-dwelling complexes.

An owner or the owner's agent may enter any dwelling unit, efficiency dwelling unit, guest room, and suite owned by the owner for the purpose of installing, repairing, testing, and maintaining single station smoke detectors required by this section. Except in cases of emergency, the owner or owner's agent shall give the tenants of each such unit, room, or suite reasonable notice in writing of the intention to enter and shall enter only during normal business hours. 24 hours shall be presumed to be reasonable notice in absence of evidence to the contrary.

The smoke detector shall be operable at the time that the tenant takes possession. The apartment complex tenant shall be responsible for notifying the manager or owner if the tenant becomes aware of an inoperable smoke detector within his or her unit. The owner or authorized agent shall correct any reported deficiencies in the smoke detector and shall not be in violation of this section for a deficient smoke detector when he or she has not received notice of the deficiency.

f. A violation of this section is an infraction punishable by a maximum fine of two hundred dollars (\$200) for each offense.

g. This section shall not affect any rights which the parties may have under any other provision of law because of the presence or absence of a smoke detector.

h. This section shall not apply to the installation of smoke detectors in single-family dwellings or factory-built housing, which is regulated by Section 13113.8, as added by Assembly Bill No. 2285 of the 1983-84 Regular Session.

R311.2.1 Existing buildings and new construction. For existing buildings and new construction, carbon monoxide alarms shall be provided in dwelling units where either or both of the following exists.

1. The dwelling unit contains a fuel-fired appliance or fireplace.
2. The dwelling unit has an attached garage with an opening that communicates with the dwelling unit.

R311.2.2 Alterations, repairs and additions. Where an addition is made to an existing dwelling, or a fuel-burning heater, appliance, or fireplace is added to an existing dwelling, not previously required to be provided with carbon monoxide alarms, new carbon monoxide alarms shall be installed in accordance with section R315.

Exceptions:

- 1) Work involving the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck.
- 2) Installation, alteration or repairs of plumbing or mechanical systems.
- 3) Installation, alteration or repairs of mechanical systems that are not fuel fired.

R311.3 Location. Carbon Monoxide alarms in dwelling units shall be installed and maintained in accordance with the manufacturer's published instructions in the following locations:

1. Outside of each separate sleeping area in the immediate vicinity of the bedroom(s).
2. On every occupiable level of a dwelling unit, including basements.
3. Where a fuel burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.

R311.4 Combination alarms. Combination carbon monoxide and smoke alarms shall be permitted to be used in lieu of carbon monoxide alarms. Combination carbon/smoke alarms shall comply with Section R315 and all requirements for listing and approval by the Office of the State Fire Marshal, for smoke alarms.