



Building Division

Policy Title:	Smoke and CO Alarms Inspections	Effective Date: 08/28/26
Policy No.:	BDP26-14	Revision Date:
Reviewed by:	Chief Building Official	Revision Date:

Policy Purpose:

To establish and describe City policies regarding the Smoke and CO Alarms Inspections in new and Existing Single and Two Family Dwellings.

Smoke Alarms and Carbon Monoxide Alarms save lives. They provide the opportunity for escape by early detection of smoke, fire or carbon monoxide gases.

It shall be the duty of the person, applicant or their representative requesting the inspection required by the code to provide safe and full access to and the means of inspection of the smoke and carbon monoxide alarms.

According to California State Law, CRC R310 and CRC R311 Smoke alarms and carbon monoxide alarms are required in new and existing dwelling units **any time** a building permit, with a job valuation of more than \$1,000, is issued for an addition, repair, or alteration. This includes, but is not limited to: furnaces, water heaters, bath remodels, re-piping, reroofs, etc.

Installation Guidelines:

Smoke alarms and carbon monoxide alarms shall be installed in the following locations, in accordance with the manufacturer's installation instructions and in accordance with the provision of CRC R310 and CRC R311:

SMOKE ALARMS on ceiling or wall:

- In each sleeping room.
- Outside of each separate sleeping area in the immediate vicinity of bedrooms.
- In each story including any habitable attic and basement space.
- Additional Smoke Alarms are required in each sleeping room and any room with a closet.
- Smoke alarms shall be installed not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by this section.

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 attic and basement space.
- Where a fuel burning appliances is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.

NOTE FOR BOTH SMOKE ALARMS AND CO ALARMS (as applicable): In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, alarms 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.

Power Source:

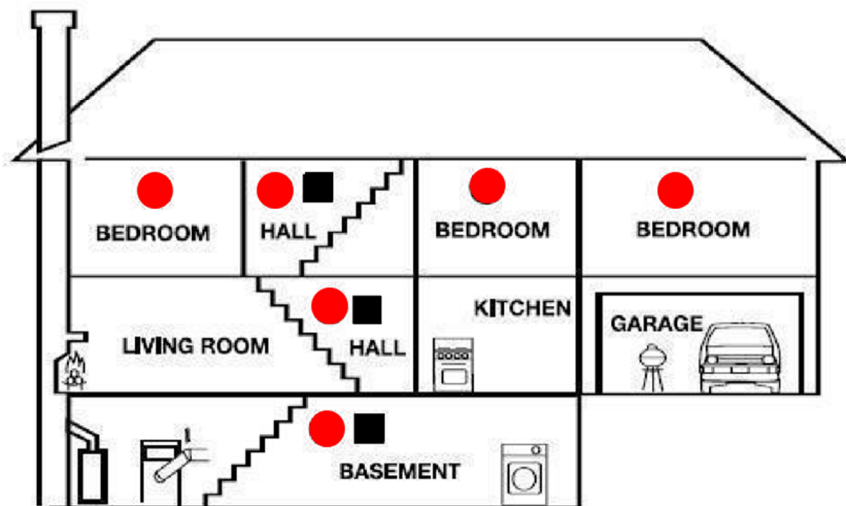
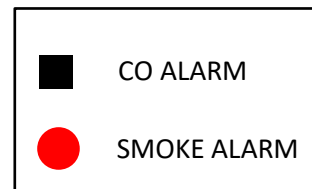
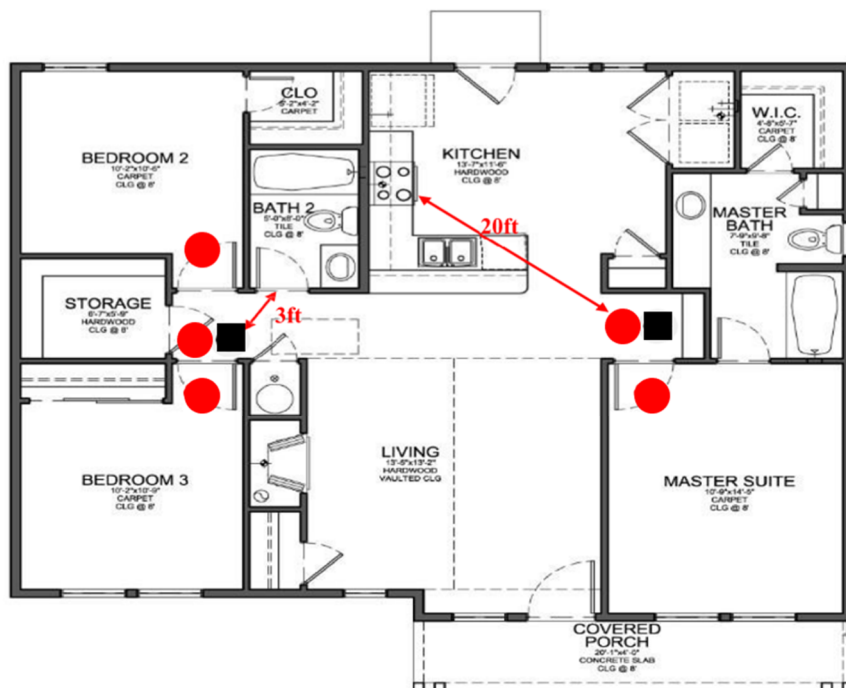
In new construction and additions, Smoke Alarms and Carbon Monoxide Alarms shall receive their primary power from the building wiring, shall be interconnected with other required detectors and alarms, and shall be equipped with battery backup. However, Smoke Alarms and Carbon Monoxide Alarms are permitted to be solely battery operated (No Hardwiring Required and no Wire Splicing Required for interconnection) in existing areas of building undergoing alterations or repairs (such as reroofs, replacement of a water heater, upgrading an electrical panel or any minor cosmetic repairs) that do not result in removal of interior walls and ceilings affecting the work area.

Inspection Requirements:

1. Alarms must be installed prior to, and available to inspect at the time of final inspection.
2. A responsible adult must be present to provide access for an inspector to verify all alarms at the time of final inspection.
3. Failure to complete item #1 at final inspection will result in a re-inspection fee.

Example of Locations for Smoke Alarms (SDs) & Carbon Monoxide Alarms (CO)

1. SD & CO outside each sleeping area (hallway) in the immediate vicinity of bedrooms.
2. SD & CO on every story of the dwelling unit, including basement and habitable attic spaces.
3. SD within each sleeping room. Any bedroom with a gas fueled fireplace requires a CO.
4. Additional smoke detectors are required in each sleeping room and any room with a closet.
5. Hallways over 40 ft. in length need a SD at each end.
6. Smoke Alarms shall be located a minimum of 20 ft. away from cooking appliances. See exceptions.
7. Smoke Alarms shall be located a minimum of 3 ft. away from openings into bathrooms, mechanical supply / return registers, and ceiling fans.



Acknowledgment:

I (contractor of record - print name) _____ understand *the above requirements*, and certify that *Smoke and Carbon Monoxide alarms have been installed correctly and comply with all the above-listed requirements for the following address:*

Property Address: _____ Building Permit # _____

Contractor signature: _____ Date: _____