



# SMOKE DETECTOR & CARBON MONOXIDE 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 or after January 1, 2011. Carbon monoxide alarm requirements for all other existing residential buildings on or after January 1, 2013.

Please be advised that the 2016 California Building Code (CBC) and the 2016 California Residential Code (CRC), effective on January 1, 2017, require smoke detectors to be installed in prescribed locations as part of a permitted residential construction project valued at \$1,000 or more. Carbon monoxide alarms are required in all existing dwellings as noted below, except for dwellings that do not have fuel burning appliances, fireplaces, or attached garages.

**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 § 907.2.11.2 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 § 915.4 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. Self-verification may be substituted for inspection using the City of San Juan Capistrano [Smoke Detector and Carbon Monoxide Self-Certification](#)



# SMOKE DETECTOR & CARBON MONOXIDE ALARM SELF-CERTIFICATION

PROJECT ADDRESS	PERMIT NUMBER
	<b>B -</b>
PROPERTY OWNER (or HOA Representative)	

I, the undersigned, hereby certify that I am the owner or authorized HOA representative 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 carbon monoxide 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

PROPERTY OWNER 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