

Residential Smoke Alarms and Carbon Monoxide Alarms

The requirements for smoke alarms and carbon monoxide detectors is based on the City's Property Maintenance Code, the State Uniform Construction Code with amendments as adopted by the City and administered by the Bureau of Code Compliance and Inspections. The city fire code administered by the fire bureau (fire marshal's office) also applies and contains similar requirements.

The following requirements apply:

Smoke alarms:

Type: All single station residential smoke alarms are required to be listed in accordance with U/L 217. 110 Volt inter-connected smoke alarms with battery back-up are required.

Exceptions:

1. Smoke alarms shall be 10 year lithium battery powered sealed units for existing dwellings when exception number 2 applies.
2. Interconnection and hard wiring of smoke alarms in existing areas is not required where alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure.
 - a. When there is an attic, crawl space or basement available which provides for access for hardwiring and/or interconnection without the removal of interior finishes, 110 volt smoke alarms with battery back- up are required to be installed. The hardwired smoke alarms shall be wired to the "LINE or HOT" side of a normal lighting circuit.

Locations:

Smoke alarms shall be installed in the following locations:

1. In each room used for sleeping purposes.
2. Outside each separate sleeping area in the immediate vicinity of the sleeping room.
3. On each additional story of the dwelling including basements and habitable attics.
 - a. In split level dwellings without an intervening door between the adjacent levels, a smoke alarm on the upper level shall suffice for the lower level provided that the lower level is less than one full story below the upper level.

** Ceiling mounted smoke alarms are to be no closer than 4 inches to a wall; Wall mounted smoke alarms are to be at least 4 inches down from the ceiling, but no more than 12 inches down the wall to the top of the alarm.

Responsibility:

The owner of the premises is required to provide and maintain the required alarm devices; however, no one is permitted to occupy any premises that do not meet these minimum code requirements. This includes tenants who disable or remove alarm devices when the owner can demonstrate that the required devices were provided in working order, prior to the dwelling being leased.

Carbon Monoxide Alarms: This applies only to One and Two Family Dwellings.

Type: Single station carbon monoxide alarms shall be listed in accordance with UL 2034 and installed in accordance with the manufacturers' installation instructions and the Uniform Construction Code.

New construction: CO alarms must be installed outside each separate sleeping area in the immediate vicinity of bedrooms in dwellings where fuel-fired appliances are installed and in dwellings that have attached garages.

Existing dwellings: CO alarms must be installed where (interior) work requiring a permit occurs that has an attached garage or fuel fired appliances.

****Single station battery operated combination smoke and co alarms are not approved as the smoke alarm portion is not a 10 year sealed lithium unit as required by ordinance.*