

Smoke and Carbon Monoxide Alarm Requirements



All residential dwelling units must have Smoke Alarms. Many residential units must also have Carbon Monoxide Alarms, see the requirements below. The alarms must be models as listed and approved by the California State Fire Marshall (visit www.osfm.fire.ca.gov) and installed in accordance with their installation instructions.

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.

REFERENCES

California Residential Code
2016 CRC Sections
R314 and R315

Development Services Permit Center

San José City Hall
200 E. Santa Clara St.
San José, CA 95113
408-535-3555

www.sanjoseca.gov/permitcenter