

**CITY OF HUNTINGTON BEACH**  
**DEPARTMENT OF COMMUNITY DEVELOPMENT**  
**CARBON MONOXIDE & SMOKE ALARM REQUIREMENTS FOR RESIDENTIAL DWELLINGS**

**RESIDENTIAL BUILDINGS – ONE & TWO DWELLING UNITS**

**BACKGROUND.**

The 2010 Senate Bill No. 183 amended the Health & Safety Code Section 17926, to require property owners for all existing single family dwelling units intended for human occupancy to install a carbon monoxide device on or before July 1, 2011. The same requirements will apply to all other existing dwelling units (condos or apartments) on or before January 1, 2013.

The adopted 2010 California Residential Code (Effective: January 1, 2011) also requires Carbon Monoxide devices to be installed when a building permit is issued for work exceeding \$1000. This document is intended to provide basic information for both Smoke & Carbon Monoxide Alarms according to the adopted 2010 CRC enforced by the Huntington Beach Planning & Building Dept. for permits issued after January 1, 2011.

**CARBON MONOXIDE ALARMS- CRC R315, CBC 420**

1. New Construction.

An approved carbon monoxide alarm shall be installed in dwelling units within which fuel-burning appliances are installed and in units that have attached garages. The primary power supply shall be directly connected to the permanent building wiring with battery back-up. Interconnection is required when multiple carbon monoxide alarms are installed.

Battery only operated alarms may be applied in existing dwelling units where repairs or alterations do not result in the removal of wall and ceiling finishes or there is no access by means of attic, basement or crawl space.

2. Existing Dwellings.

Where a permit is required for alterations, repairs or additions exceeding \$1000, existing dwellings or sleeping units that have attached garages or fuel burning appliances shall be provided with a carbon monoxide alarm.

3. Alarm Requirements.

Carbon monoxide alarms shall be listed as complying with UL2034. Carbon Monoxide detectors shall be listed as complying with UL2075. Alarms & detectors shall be on the approved listing and installed according to manufacturer's instructions.

4. Alarm Locations.

- a. Outside of each separate dwelling unit sleeping area in the immediate vicinity of bedrooms.
- b. On every level of a dwelling unit, including basements.

5. Multiple-Purpose Alarms.

Carbon monoxide alarms combined with smoke alarms shall comply with all applicable standards, and requirements for listing and approval by the State Fire Marshal for smoke alarms.

**SMOKE ALARMS- CRC R314**

1. Alterations, repairs, and Additions.

When a permit is issued to make alterations, repairs or an addition with valuation exceeding \$1000, smoke alarms are required in all dwellings units intended for human occupancy (multi-family dwellings.) A smoke alarm is required for all other dwellings (one dwelling unit or SFR) intended for human occupancy on or after January 1, 1987. If a permit is issued to a one unit dwelling or SFR for alterations, repairs, additions, or when a sleeping room is added or created in an existing dwelling, the individual dwelling unit shall be equipped with smoke alarms located as required for new dwellings.

## 2. Alarm Locations.

- a. In each sleeping room.
- b. Outside each separated sleeping area in the immediate vicinity of the bedrooms.
- c. On each additional story, including basements, habitable attics, and split levels.

## 3. Power Source.

Smoke alarms shall receive their primary power from the building wiring and battery backup. Battery only operated alarms may be applied in existing dwelling units where repairs or alterations do not result in the removal of wall and ceiling finishes or there is no access by means of attic, basement or crawl space.

## 4. Interconnection.

Where more than one smoke alarm is required, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the unit. Interconnection is not required where battery only operated alarms are allowed.

## 5. Alarm Requirements.

All smoke alarms shall be listed as complying with UL217 and NFPA 72 as approved by the State Fire Marshal. Alarms shall be installed according to manufacturer's installation instructions.

## **BUILDING DEPARTMENT PERMIT POLICY FOR SMOKE & CO ALARMS**

The Health & Safety Code Section 17926 and 13113 requires property owners to install and maintain Carbon monoxide and smoke alarms for all existing dwelling units. Therefore, to streamline the permit and inspection process, the applicant (contractor/property owner) is responsible for the installation of carbon monoxide and smoke alarms according to proper code provisions. Where work is limited to the following permits issued by the Huntington Beach Building Department no carbon monoxide/smoke alarm inspection will be conducted.

1. Re-roofs
2. Water heaters
3. Electrical panel upgrades
4. Outdoor PV systems
5. Window replacement
6. HVAC replacement
7. Detached accessory structures
8. Siding or stucco work
9. Swimming pools/hot tubs
10. Decks, trellis, walls, drainage or similar work
11. Any other work considered by the dept. as minor repair/alteration work in nature

Exemption from interior inspection for Smoke & Carbon Monoxide Alarms shall not be deemed as granting authorization for any work to be done in any manner in violation of the Building Codes or any other laws or ordinances.

## **CODES Effective as of: January 1, 2011**

### 2010 California Building Standards Code:

- 2010 California Building Code (T24, Part 2)
- 2010 California Residential Code (T24, part 2.5)
- 2010 California Electrical Code (T24, Part 3)
- 2010 California Mechanical Code (T24, Part 4)
- 2010 California Plumbing Code (T24, Part 5)
- 2010 California Energy Code (T24, Part 6)
- 2010 California Historical Code (T24, Part 8)
- 2010 California Existing Building Code (T24, Part 10)
- 2010 California Green Building Code (T24, Part 11)
- Huntington Beach Municipal Code