



**City of Laguna Woods  
Building and Safety**

# **SMOKE AND CARBON MONOXIDE (CO) DETECTORS**

## **Overview**

Starting on January 1, 2011 the State Fire Marshal determined residences meeting certain criteria are to be equipped with CO detectors as well as the current requirement for smoke detectors.

### **Requirements for Typical Residences in Laguna Woods**

- All residences require smoke detectors.
- Residences having solid fuel burning appliances require CO detectors. Appliances include all types of natural or LP gas appliances as well wood burning fireplaces.
- CO detectors are required for all residences that have attached garages. Open carports are not considered garages.
- Minimum one Smoke and CO detector on each floor level.
- Smoke and CO detectors are to be located in the common area outside of each sleeping room.
- Smoke detectors are to be located within each sleeping room. CO detectors are not required in sleeping rooms.
- All detectors are to be 120 volt (hard wired) with battery backup and interconnection: Exception; during alterations when there is no attic or crawl space to accommodate the new wiring installation and when drywall work is not being performed for other reasons. In this case having only battery powered detectors is acceptable.

### **When Does City Building and Safety Enforce This Requirement?**

- Permits for any construction or renovation that exceeds \$1,000 in valuation.
- These requirements only apply to the dwelling unit(s) for which the permit applies.
- The law requires smoke and CO detectors to be installed before the resale of residential property although the City is not the enforcement agency at property resale.

**City Inspection Verification;** existing or retrofitted smoke detectors and carbon monoxide alarms will be verified during the inspection process as follows:

- Reroof - at time of sheathing inspection (City self-certification may be used)
- Replace exterior wall cover - at lath inspection (City self-certification may be used)
- Window change out - at weather stripping/rough inspection
- Interior remodel or addition - at or before final inspection
- Attached patio cover or enclosures - at track inspection (City self-certification may be used)

# SMOKE/ CO ALARM REQUIRED LOCATIONS

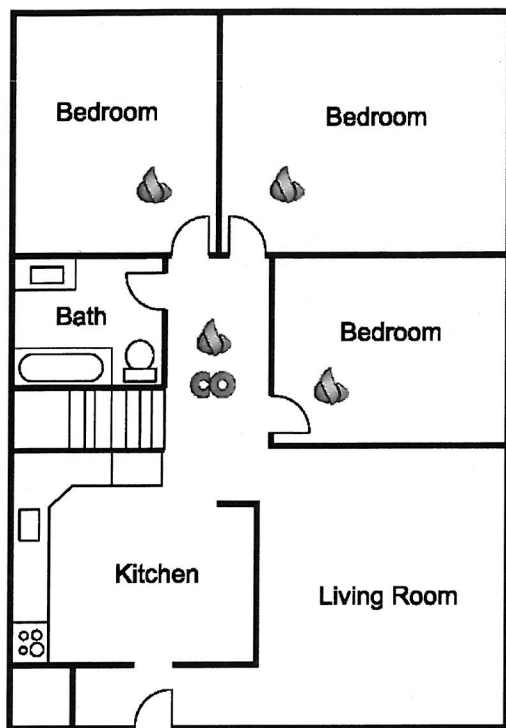


Figure 1

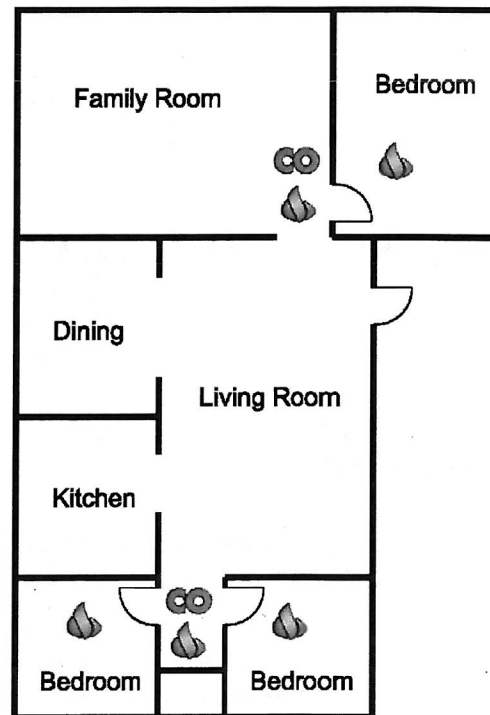


Figure 2

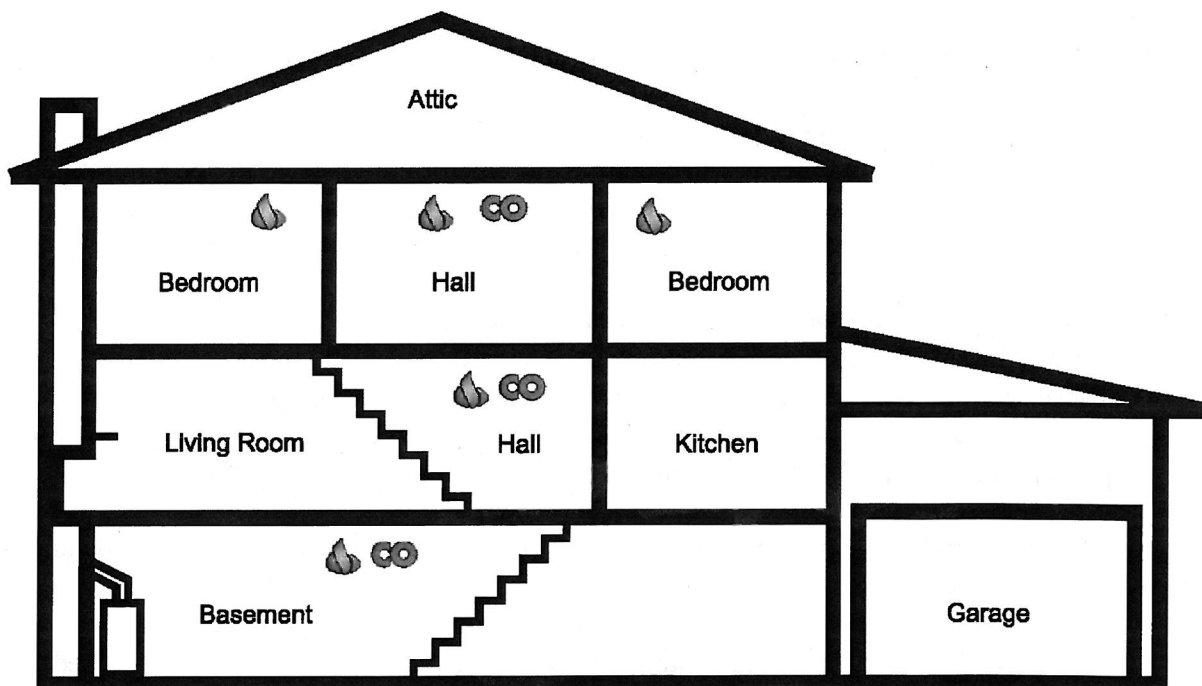


Figure 3



REQUIRED SMOKE ALARM LOCATION



REQUIRED CARBON MONOXIDE ALARM LOCATION



# City of Laguna Woods

## Smoke and Carbon Monoxide Alarm Retrofit Verification form

I, \_\_\_\_\_, and I, \_\_\_\_\_  
Print Property Owner's Name (Resident or Mutual) Tenant's Name if same as Owner write "same"

Who own and/or live in the dwelling located at: \_\_\_\_\_  
Address

verify that the smoke and carbon monoxide alarms required by the California Residential Code(CRC) have been installed in the dwelling, in compliance with the code and with the manufacturer's instructions and further that they have been tested and do function properly.

In an effort to enhance life safety within dwellings, CRC Section R314.3, R314.6, R315.2 and CBC 420.4 require the retrofit of these alarms in existing dwellings when alterations, repairs or additions requiring a permit and exceeding \$1,000 in value are made. Generally, the alarms must be hard wired (110 volt) with battery back-up and all alarms are to be interconnected.

If the installation of the alarms will require the removal of wall or ceiling finishes or there is no access by means of attic, basement or crawl space, then alarms may be solely battery operated and not interconnected. Smoke alarms that are solely battery operated shall be equipped with a ten (10) year battery, and have a silence feature.

All alarms shall be replaced after 10 years from the date of manufacture marked on the unit, or if the date of manufacture cannot be determined.

Alarms must be installed in **ALL** of the following locations within the existing dwelling:

- ☐ **Smoke Alarms** are required in each sleeping room and outside in the immediate vicinity of the sleeping areas.
- ☐ **Carbon Monoxide Detectors** are required outside of each sleeping area in the immediate vicinity of the bedrooms in existing dwellings having either a fossil fuel burning heater, appliance, fireplace, or an attached garage
- ☐ **Smoke Detectors** are required in each story level of the dwelling, including basements and habitable attic rooms and **Carbon Monoxide Detectors** when either a fossil fuel burning heater, appliance, fireplace, or an attached garage.

These safety devices must be installed by the time a final inspection is requested for your project.  
*I understand the above requirements and certify that we now have smoke alarms and carbon monoxide alarms installed that comply. We agree to comply with the CRC in regards to smoke alarms, carbon monoxide alarms.*

\_\_\_\_\_  
Signature of Owner/ Date

\_\_\_\_\_  
Signature of Tenant Date

### ATTENTION OWNER – OCCUPANT

*This is a Voluntary Smoke and Carbon Monoxide Alarm verification procedure. If you prefer a Building Inspector to perform the verification, you must arrange for access to the inside of the dwelling for the inspection.*

NOTE: this Verification is only used when normal access to the interior of the dwelling by the City of Laguna Woods Inspector is not achieved during the course of project construction. It is normally used for projects with exterior repairs or alterations such as re-roofing, patio covers, windows, doors, porches, decks and the like.

# SMOKE/ CO ALARM REQUIRED LOCATIONS

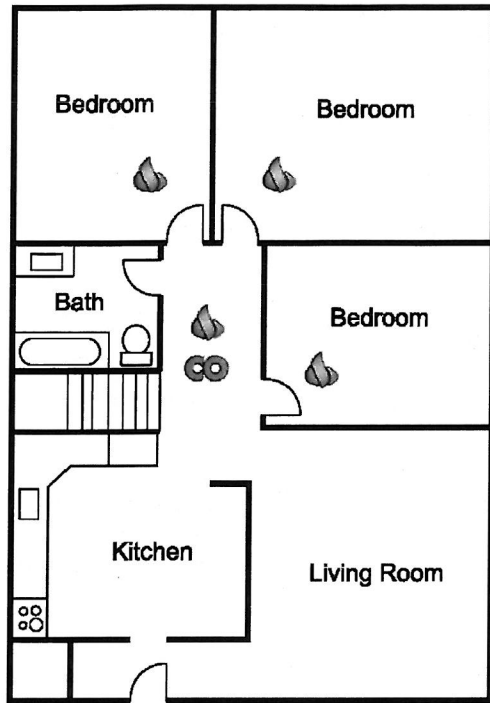


Figure 1

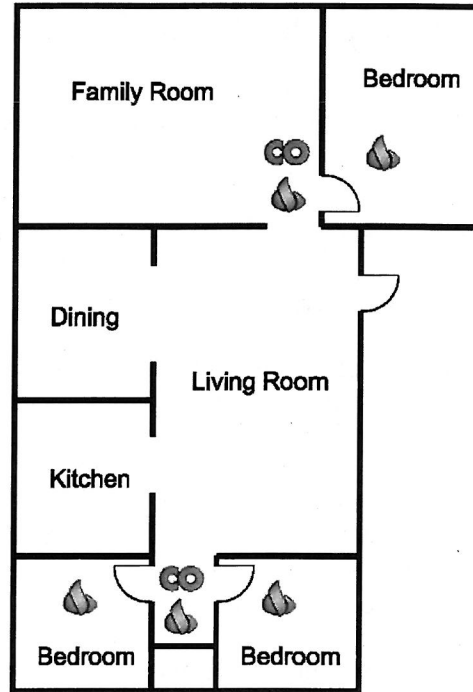


Figure 2

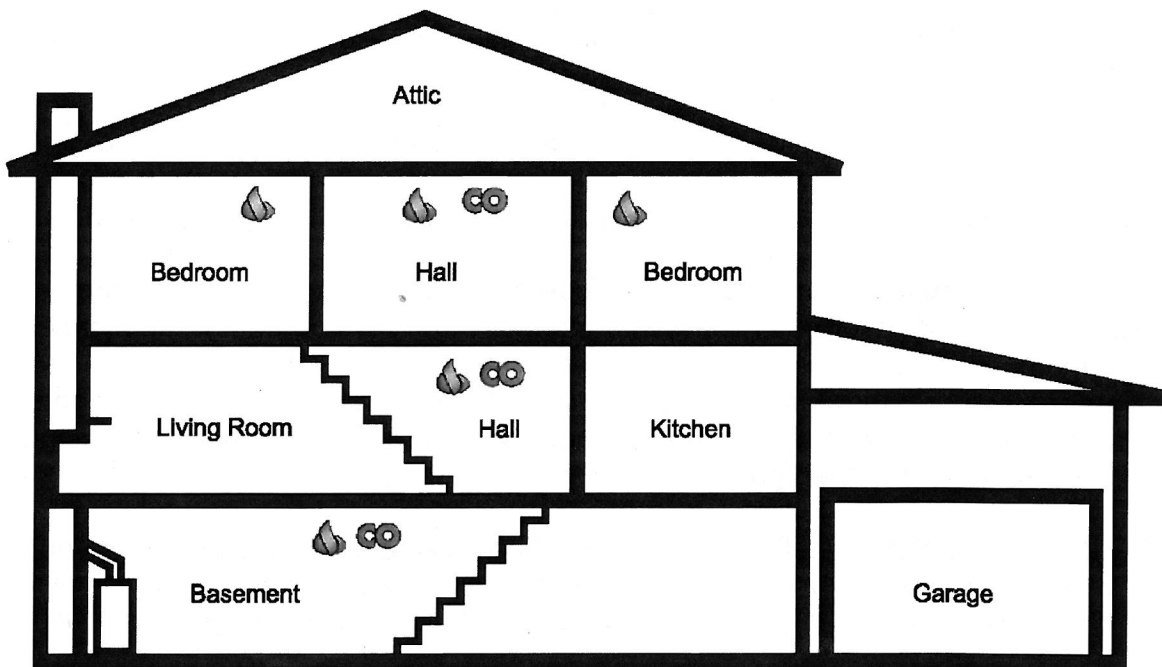


Figure 3



REQUIRED SMOKE ALARM LOCATION



REQUIRED CARBON MONOXIDE ALARM LOCATION

NOTE: All alarms shall be replaced after 10 years from the date of manufacture marked on the unit, or if the date of manufacture cannot be determined.

NOTE: Carbon Monoxide Detectors are only required in existing dwellings having either a fossil fuel burning heater, appliance, fireplace or attached garage.