

Fremont

Building Official

Code Enforcement

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Smoke Detectors and Carbon Monoxide Alarms – Residential

Effective January 1, 2010 Carbon Monoxide alarms are required in all residential dwellings. An alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms. A carbon monoxide detector shall be placed on each floor to include the basement.

Smoke alarms shall be installed in the following locations;

- in each sleeping room, outside of each separate sleeping area in the immediate vicinity of the bedrooms and on each additional story of the dwelling, including basement and cellars but not including crawls spaces and uninhabitable attics.

Additional practices generally place smoke or heat alarms in the following locations:

- attic spaces –(smoke or heat detectors) generally heat detectors are installed because the temperatures can fall below 40 degrees F or exceed 100 degrees F
- integral and attached garages – (smoke or heat detector) generally heat detectors are installed because of the temperature ranges likely in the garage areas and the increased levels of dust and possible fumes.

Sufficient initiating devices shall be installed within the dwelling unit so that their operation provides adequate egress time before the occurrence of untenable conditions at any point along the normal path of egress for all design fire scenarios specified in applicable codes and any supplementary fire scenarios specified by the authority having jurisdiction.

In all new construction the smoke alarms are to receive their power from the building's primary wiring – and are to be provided with a battery backup. When more than one smoke alarm is required to be installed the alarms shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms. Smoke detectors are required on all levels, including basements .

Additional smoke alarms may be required to be installed in other living areas – a living area being defined as any normally occupy-able space in a residential occupancy, other than sleeping rooms or rooms that are intended for combination sleeping/living, bathrooms, toilets compartments, kitchens, closets, halls, storage or utility spaces, and similar areas.

Installations shall not be within 36 inches of bathrooms, HVAC registers, and/or within 36" of the tip of the blades of ceiling fans. Flat ceiling installations are to be no closer than 4" to the wall and for peaked ceilings the detector should be placed within 36 inches of the peak but not closer than 4" of the peak.

On-site inspection may require the placement of additional smoke and/or heat detectors based on the determination of compliance to the basic performance criteria established in the codes. Such areas might be rooms with a high ceiling or a cathedral style ceiling separated such that a smoke condition could exist for a period of time so as to pose a delay in the initiating of a smoke detector located in an adjoining space or in other areas may require the placement of detectors when obstructions could effect the viewing path of the detector - (such as large beam/girders in garage areas requiring placement of detectors on both sides of the beams/girder).

Additional areas lending themselves to protection with heat are the kitchen areas, attic, (finished or unfinished), furnace room, utility room, and integral or attached garage.