

Mono County Community Development Department

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Building Division

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DATE: January 5, 2018

SUBJECT: Smoke and carbon monoxide alarms in residential occupancies

CODE REFERENCE: 2016 California Residential Code, sections R104, R314 and R315

POLICY: Smoke and carbon monoxide alarms shall be installed per the referenced code sections above. Where a permit is required for alterations, additions, and repairs exceeding \$1,000, smoke and carbon monoxide alarms shall be installed in required locations as specified below. For permits that require entry into a residential structure by County staff to perform inspections, the inspector shall verify that smoke and carbon monoxide alarms are installed in required locations. For permits that do not involve entry into a residential structure for inspections, County staff will inform the contractor or property owner as to the requirements for smoke and carbon monoxide alarms.

PROCEDURE: This document will be given to all permit applicants for projects that exceed \$1,000 in total valuation. Smoke and carbon monoxide alarms need not be interconnected or hard-wired to the building's electrical system unless wall or ceiling finishes are removed as part of the scope of work for the permit. Smoke alarms must be listed in accordance with UL 217 and with the Office of the State Fire Marshall (OSFM), and carbon monoxide alarms must be listed in accordance with UL 2034 and with the OSFM. Smoke alarms must be installed in each sleeping room, outside each sleeping area in the immediate vicinity of bedrooms, with at least one on each level of the structure, including basements and habitable attics. Carbon monoxide alarms are required in dwellings with fuel-burning appliances and/or attached garages, and shall be installed outside each sleeping area in the immediate vicinity of bedrooms, and on every level of the structure including basements. Combination smoke/carbon monoxide alarms may be used to meet these requirements so long as they comply with applicable standards and are listed and approved by the OSFM.