

RESIDENTIAL SMOKE ALARMS, CARBON MONOXIDE ALARMS, AND WATER SAVING FIXTURES

Residential Smoke Alarms and Carbon Monoxide Alarms:

Per California state law effective January 1, 2011, when building permits are issued for additions, alterations or repairs to residential buildings and the value of the work exceeds \$1,000, the installation of smoke alarms and carbon monoxide alarms must be installed per code for the safety of the occupants, if they do not already exist.

Smoke alarms approved and listed by the State Fire Marshal shall be installed in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedrooms, and on each additional story of the dwelling. In existing buildings, alarms may be solely battery operated where alterations or repairs do not result in the removal of interior walls or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for building wiring without the removal of interior finishes. Where more than one smoke alarm is required to be installed, the alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit, except where alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for interconnection without the removal of interior finishes. The alarm(s) shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. See California Residential Code Section R314 for additional information.

Carbon monoxide alarms approved and listed by the State Marshall shall be installed in existing dwellings or sleeping units that have attached garages or fuel-burning appliances as follows: outside each separate dwelling unit sleeping area in the immediate vicinity of bedrooms and on every level of dwelling unit including basements. In existing dwelling units a carbon monoxide alarm is permitted to be solely battery operated 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. Where more than one carbon monoxide alarm is required to be installed, the alarms shall be interconnected in a manner that activation of one alarm shall activate all of the alarms in the individual unit, except where repairs do not result in the removal of wall and ceiling finishes, there is no access by means of attic, basement or crawl space, and no previous method for interconnection existed. See California Residential Code Section R315 for additional information.

Residential Water Saving Fixtures:

As of January 1, 2014, SB 407 requires non-compliant plumbing fixtures to be replaced by water conserving plumbing fixtures when a property is undergoing alterations or improvements. This legislation also requires all water closets (toilets) sold or installed on or after January 1, 2014, not to exceed 1.28 gallons per flush.

“Noncompliant plumbing fixture” means any of the following:

- (1) Any toilet manufactured to use more than 1.6 gallons of water per flush.
- (2) Any shower head manufactured to have a flow capacity of more than 2.5 gallons of water per minute.
- (3) Any interior faucet that emits more than 2.2 gallons of water per minute

These safety devices & water saving devices must be installed by the time a final inspection is requested for your project. A County Building Inspector will verify that devices are installed per code prior to final approval of your project.



DECLARATION

For the property located at _____ I understand that smoke alarms, carbon monoxide alarms, and water saving fixtures are required in conjunction with my permit. I also understand that the completed Installation Certification below must be received by the County Building Inspector at final inspection. Please note that permits cannot receive final inspection approval without this certification.

Under penalty of perjury, I acknowledge that I have read and understand the above requirements.

Signature

Print Name

Date

Relationship to Project (please check one):

Property Owner Authorized Agent for Property Owner Licensed Contractor

Authorized Agent for Licensed Contractor

INSTALLATION CERTIFICATION

For the property located at _____ I have read and understand the above requirements and certify that my residence now has smoke alarms, carbon monoxide alarms, and water saving fixtures installed that comply with the California Residential and Green Building Code. **Under penalty of perjury, I hereby affirm the above is true and correct.**

Signature

Print Name

Date

Relationship to Project (please check one):

Property Owner Authorized Agent for Property Owner

NOTE: The Installation Certification is typically used when normal access to the interior of the dwelling by the County of San Mateo Inspector is not achieved during the course of project construction, projects such as re-roofing, re-siding, attached patio covers, and the like. When inspection involves the interior of the house an adult must be present at the time of inspection.