



STATE MANDATED SMOKE ALARM REQUIREMENTS

FRM-007
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Approved by:
RWM

Dear Property Owner:

This letter is to inform you of the laws that have been approved by the California Legislature requiring the installation of smoke alarms in dwelling units in our State, and how these laws affect dwelling units in the City of San Mateo.

SB 1448 adds Section 13113.7 to the Health and Safety Code, which requires a State Fire Marshal approved and listed smoke alarm to be installed in every dwelling unit intended for human occupancy (1) by January 1, 1987; or (2) upon the owner's application for a permit for alterations, repairs, or additions exceeding \$1,000 on or after January 1, 1985.

The owner is responsible for ANNUALLY testing and maintaining single station smoke alarms in multi-residential buildings.

Effective January 1991, the following applies to additions, alterations, or repairs to Group R Occupancies. When the valuation of an addition, alteration, or repair to a Group R Occupancy exceeds \$1,000 and a permit is required, or when one or more sleeping rooms are added or created in existing Group R Occupancies, smoke alarms shall be installed in accordance with Sections 1 and 2 listed below:

EXCEPTION: Repairs to the exterior surfaces of a Group R Occupancy are exempt from the requirements of this section.

SECTION 1. In dwelling units, an alarm shall be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. When the dwelling unit has more than one story and in dwellings with basements, an alarm shall be installed on each story and in the basement. In dwelling units where a story or basement is split into two or more levels, the smoke alarm shall be installed on each story and in the basement. When sleeping rooms are on an upper level, the alarm shall be placed at the ceiling of the upper level in close proximity to the stairway. In dwelling units where the ceiling height of a room open to the hallway serving the bedrooms exceeds that of the hallway by 24 inches or more, smoke alarms shall be installed in the hallway and in the adjacent room. Alarms shall sound an alarm audible in all sleeping areas of the dwelling unit in which they are located.

SECTION 2. Location in efficiency dwelling units, congregate residences, and hotels. In efficiency dwelling units, hotel suites, and in hotel and congregate residence sleeping rooms, alarms shall be located on the ceiling or wall of the main room or each sleeping room. When sleeping rooms within an efficiency dwelling unit or hotel suite are on an upper level, the alarm shall be placed at the ceiling of the upper level in close proximity to the stairway. When actuated, the alarm shall sound an alarm audible within the sleeping area of the dwelling unit or congregate residence, hotel suite, or sleeping room in which it is located.

The owner may enter any dwelling unit to install, repair, test and maintain single station smoke alarms required by this section (1) during normal business hours, and (2) upon giving the tenant reasonable notice in writing (at least 24 hours). The alarms must be operable at the time a tenant takes possession and the tenant is responsible for notifying the manager or owner when he or she becomes aware that the alarm is not working. The owner must correct any reported deficiency, but the owner is not in violation of this section for an inoperable alarm when he or she has not received notice of the deficiency.

A violation of this section is punishable by a maximum fine of \$200.00 for each offense.

DEFINITION: "Dwelling units intended for human occupancy" include a duplex, lodging house, apartment complex, hotel, motel, condominium, stock cooperative, time-share project, or dwelling unit of a multiple-unit dwelling complex. Not included are manufactured homes, mobile homes, and commercial coaches.

