

# COUNTY OF PLACER Community Development Resource Agency

# BUILDING

Administrative Policy Carbon Monoxide (CO) Detector Upgrades in Existing Dwelling or Sleeping Units

To: Building Division Staff

From: Max Shoffner, Building Inspector II

Approved: Tim Wegner, Chief Building Official

Effective Date: March 11, 2011

#### ISSUE:

There is a new 2010 CRC code requirement for Carbon Monoxide (CO) Detectors in new and existing dwelling or sleeping units. It is necessary to define and communicate the code requirements consistently to the public in the field and in the office.

# **BACKGROUND/HISTORY:**

In the previous 2001 CBC code edition there was an exception for requiring smoke detector upgrades. The exception states: "Repairs to the exterior surfaces of a Group R Occupancy are exempt from the requirements of this section". Further Placer County allowed HVAC changeouts, electrical panel change-outs, water heater change-outs to fall under the aforementioned exception even though the cost of the work exceeded \$1,000.00. The exception does not exist in the new 2010 California Residential code or the 2010 California Building code.

### **ANALYSIS:**

In an effort to be consistent with nearby jurisdictions and the newly adopted 2010 California Residential and California Building Codes a new policy is required for Carbon Monoxide (CO) Detector upgrades in "Existing Dwelling or Sleeping Units".

#### POLICY:

<u>All permits</u> issued and associated with a Residential Group R *Dwelling Unit or Sleeping Unit* shall conform to the following 2010 California Residential Code requirements for Carbon Monoxide Alarms (Section R315).

**R315.1 Carbon monoxide alarms.** <u>For new construction</u>, an approved carbon monoxide alarm shall be installed in *dwelling units and in sleeping units* within which fuel-*burning appliances* are installed and in dwelling units that have attached garages.

R315.1.1 Power supply: For new construction required carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery back-up. Alarm wiring shall be directly connected to the permanent building wiring without a disconnecting switch other than as required for over-current protection.

# Exceptions:

- 1. In dwelling units where there is no commercial power supply the carbon monoxide alarm may be solely battery operated.
- 2. 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.

**R315.1.2 Interconnection.** Where more than one carbon monoxide alarm is required to be installed within the dwelling unit or within a sleeping unit the alarm shall be interconnected in a manner that activation of one alarm shall activate all of the alarms in the individual unit.

# Exception:

1. Interconnection is not required in existing dwelling units 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.

Where required in existing dwellings: Where a permit is required for alterations, repairs or additions exceeding one thousand dollars (\$1,000), existing dwellings or sleeping units that have attached garages or fuel-burning appliances shall be provided with a carbon monoxide alarm in accordance with Section R315.1. Carbon monoxide alarms shall only be required in the specific dwelling unit or sleeping unit for which the permit was obtained.

R315.3 Alarm requirements: Single- and multiple-station carbon monoxide alarms shall be listed as complying with the requirements of UL 2034. Carbon monoxide detectors shall be listed as complying with the requirements of UL 2075. Carbon monoxide alarms and carbon monoxide detectors shall be installed in accordance with this code "2010 California Residential Code, Section R315", the current edition of NFPA 720 "Standard for the Installation of Carbon Monoxide (CO) Detection and Warning Equipment" and the manufacturer's installation instructions. Other carbon monoxide alarm and detection devices as recognized in NFPA 720 are also acceptable.

Carbon monoxide alarms required by Sections R315.1 and R315.2 shall be installed in the following locations:

- 1. Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s).
- 2. On every level of a dwelling unit including basements.

R315.3.1 Multiple-purpose alarms: Carbon monoxide alarms combined with smoke alarms shall comply with Section R315, all applicable standards, and requirements for listing and approval by the Office of the State Fire Marshal, for smoke alarms.

The Building Services Division in an effort to provide better customer service while performing services to the public has developed the following Declaration Of Installation for certain permits with inspections not requiring the inspector to enter the structure or home.

Access to the home is <u>not</u> required to perform inspections if the Declaration of Installation is used for the following permit types:

- 1. Reroof
- 2. Electrical service change-out and Ag power
- 3. Pool or spa
- 4. Exterior HVAC change-out
- 5. Siding replacement
- 6. Window replacement
- 7. Exterior water heater
- 8. Solar systems; i.e. PV systems, water heater
- 9. Detached accessory structures

The **Declaration of Installation** below may be used in lieu of the applicant being home to allow access for the inspector to inspect the CO Detectors. All other projects shall require access to the structure for inspection of the CO Detectors.

# DECLARATION OF INSTALLATION UNDER THE PENALTY OF PERJURY

As Owner/Contractor, I/we affirm and declare under the penalty of perjury, under the laws of the State of California by our signatures below as Owner/Contractor, will comply prior to final inspection with Items A & B as specified herein:

- A. The Owner/Contractor have read and clearly understand the aforementioned 2010 California Residential Code (CRC) *Carbon Monoxide Alarm* requirements.
- B. The Owner/Contractor is responsible for installing Carbon Monoxide Alarms prior to final inspection as per the aforementioned building code and maintaining such installation. Smoke Alarms will also be installed prior to final inspection as per the 2010 CRC.

Owner's signature:	Date:
Contractor's name (print):	CSLB License:
Contractor's signature:	Date:
Project Address:	Permit #: