



Smoke Alarm & Carbon Monoxide Detector Affidavit

Property Name: _____

Property Address: _____

Number of Units: _____ **Number of Smoke Alarms:** _____ **Number of CO Detectors:** _____

Smoke alarms have evolved as one of the most important fire safety features in residential and similar occupancies having sleeping occupants. The value of early fire warning in these occupancies has been repeatedly demonstrated in fires involving both successful and unsuccessful smoke alarm performance. While 94 percent of American homes have at least one smoke alarm, more than one-third of these alarms don't work because of dead or missing batteries. Without a working smoke alarm, fire can quickly spread unnoticed throughout the house, blocking escape routes and filling rooms with deadly smoke. Carbon Monoxide Detectors are also a major residential life safety improvement that must be consistently tested and maintained. (2022 CRC §314)

Requirements:

All new multi-family residential units constructed since January 1, 1985, required the installation of smoke alarms. January 1, 1987, marked the date that all existing multi-family residential units were required to have smoke alarms installed:

- One smoke alarm is required per floor in non-sleeping areas, including basements
- One smoke alarm is required in each sleeping room,
- One smoke alarm is required in the hallway that directly serves the sleeping rooms,
- At least one smoke alarm shall be installed within enclosed stairwells serving more than one dwelling unit.
- Smoke alarms are not required in attic spaces, garages, or kitchens.

Tenants tampering with or disabling the smoke alarm or other fire protection equipment are guilty of a misdemeanor (California Penal Code 148.4). Because the occupants of a dwelling unit may be asleep and unaware of a fire developing in the room or in an area within the dwelling unit that will affect their ability to escape, smoke alarms must be installed in every bedroom, in the vicinity of all bedrooms (e.g., hallways leading to the bedrooms) and on each story of the dwelling unit.

Carbon Monoxide Detectors: For dwellings or sleeping units containing fuel-burning appliances or having attached garages, carbon monoxide alarms shall be installed outside each separate sleeping area in the immediate vicinity of the bedrooms and on each additional story of the dwelling, including basements as required by Section R315 of the 2022 California Residential Code (CRC) and Section 420 of the 2022 California Building Code (CBC).

Multi-purpose alarms (a combination of carbon monoxide and smoke alarms) may be used.

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Maintenance:

Each owner/manager is required to:

- Test and maintain every smoke alarm and carbon monoxide in accordance with the manufacturer's instructions; annually at a minimum.
- Maintain a record of all smoke alarm and carbon monoxide testing, maintenance, and replacement
- Provide maintenance records to fire inspectors upon request.
- Any inoperable alarm or detector must be replaced.
- Per the National Fire Prevention Association, smoke alarms should be replaced every ten years.

Code Requirement:

Smoke alarms must be approved and listed by the State Fire Marshal:

http://osfm.fire.ca.gov/licensinglistings/licenselisting_bml_searchcotest.php,

and be installed in accordance with the manufacturer's instructions. Smoke alarms may be either the photoelectric or ionization type.

- 2022 California Fire Code § 907.2.11.2
- California Health and Safety Code § 13113.7

Please remember that the Laguna Beach Fire Department's primary concern is for your safety and that of those visiting the City. The prevention of fires due to avoidable causes is the desired effect of these regulations and our inspections.

As the owner of the above-referenced property, I hereby certify that the smoke alarms and carbon monoxide alarms have been installed and maintained in accordance with the manufacturer's instructions and in compliance with the code sections referenced above.

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed on (Date) _____ at

(Address/City) _____, _____ CA.

Owner's Name (Printed or Typed): _____

Signature of Owner: _____

This Affidavit must be returned to the Laguna Beach Fire Department Fire Inspector prior to final inspection sign-off.