



SMOKE ALARMS & CARBON MONOXIDE ALARMS

SMOKE ALARMS

R314.2.2 Alterations, repairs and additions.

When alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be equipped with smoke alarms located as required for new dwellings.

Exceptions:

1. Reroofing, re-siding, the addition or replacement of windows or doors, exterior decks (over 30" high) or covered porches, all require a permit but DO NOT require any changes to the existing smoke detectors in a house.
2. Permits for plumbing or mechanical work inside an existing house DO NOT require any changes to the existing smoke detectors.

R314.2.3 New Attached Garages

A heat detector or heat alarm rated for the ambient outdoor temperatures and humidity shall be installed in new garages that are attached to or located under new and existing dwellings. Heat detectors and heat alarms shall be installed in a central location and in accordance with the manufacturer's instructions.

Exception:

1. Heat detectors and heat alarms shall not be required in dwellings without commercial power

R314.3 Location.

Smoke alarms shall be installed in the following locations:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling (even if there are no bedrooms on those levels), including basements and habitable attics.
4. Not less than 3 feet horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by this section

R314.4 Interconnection.

Where more than one smoke alarm is required to be installed within an individual dwelling unit, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual dwelling unit. Physical interconnections of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.

Exception:

1. Interconnection of smoke alarms in existing areas shall not be required where alterations or repairs do not result in removal of interior wall or ceiling finishes unless there is an attic, crawl space, or basement available that could provide access for interconnection without the removal of interior finishes.

R314.6 Power source.

Smoke alarms shall receive their primary power from the building wiring. Wiring shall be permanent and without a disconnecting switch other than those required for over-current protection.

CARBON MONOXIDE ALARMS

R315.1.1 Listings

Carbon monoxide alarms shall be listed in accordance with UL 2034. Combination carbon monoxide and smoke alarms shall be listed in accordance with UL 2034 and UL 217.

R315.2.1 New Construction

For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units and on each level of the dwelling in accordance with the manufacturer's recommendation.

R315.2.2 Alterations, repairs and additions.

Existing dwellings shall be equipped with carbon monoxide alarms in accordance with section R315.2.1. An inspection will occur where alterations, repairs, or additions requiring a permit occur, or where one or more sleeping rooms are added or created.

Exceptions:

1. Work involving the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck is exempt from the inspection requirements of this section.
2. Installation, alteration or repairs of nonfuel burning plumbing or mechanical systems or electrical systems are exempt from the inspection requirements of this section.
3. Owner-occupied single-family residences legally occupied before Jul 26, 2009. RCW 19.27.530 (2) (b).

R315.3 Location.

Carbon monoxide alarms in dwelling units shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms. Where a fuel-burning appliance is located within a bedroom or its attached bathroom carbon monoxide alarm shall be installed within the bedroom.

R315.4 Combination alarms.

Combination carbon monoxide and smoke alarms shall be permitted to be used in lieu of carbon monoxide alarms, provided that they listed in accordance with UL 2075 and UL 268.