



SMOKE DETECTOR & CARBON MONOXIDE ALARM RETROFIT/VERIFICATION REQUIREMENTS

ADVISORY: For all permitted residential construction projects- Smoke detector retrofit/verification requirements as per CRC §§ R105.1, R3102.2. Carbon monoxide alarm requirements for all existing detached single family homes in accordance with CRC § R311.2 and the Health and Safety Code Section 17926. Where the dwelling unit contains a fuel burning appliance/fireplace or has an attached Garage that communicates with the Dwelling unit.

Please be advised that the 2025 California Residential Code (CRC), effective on January 1, 2026, requires smoke detectors to be installed in prescribed locations as part of a permitted residential construction project valued at \$1,000 or more (CRC § R310.8.2). Carbon monoxide alarms are required in all existing dwellings as noted below, except for dwellings that do not have fuel burning appliances, fireplaces, or attached garages (CRC § R311.2.1).

Smoke detectors are required to be mounted on the ceiling or wall and located as specified below. If retrofitted, detectors **may be battery operated** where exempted per CRC § R310.4, R310.6. **In most cases where no construction occurs or where walls and ceiling finishes are not exposed, or where access cannot be provided via attic, basement or crawl space to hardwire the power sources and interconnect units.**

- Outside of each separate sleeping area in the immediate vicinity of bedrooms
- In each room used for sleeping purposes
- In each story within a dwelling unit, including basements, but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level
- Smoke alarms shall be installed not less than 3 feet (914 mm) 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. (CRC § R310.3)

Carbon monoxide alarms are required to be mounted on the wall or ceiling or other location as specified in the manufacturer's installation instructions and located as specified below. If retrofitted, alarms **may be battery operated** where existing building was built prior to January 1, 2011 and exempted per CRC § R311.5, R311.6. **In most cases where no construction occurs or where walls and ceiling finishes are not exposed, or where access cannot be provided via attic, basement or crawl space to hardwire the power sources and interconnect units.**

- Outside of each separate sleeping area in the immediate vicinity of bedrooms
- On every occupiable level of the dwelling unit including basements
- Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom. (CRC § R311.3)

Inspection Verification on existing or retrofitted smoke detectors and carbon monoxide alarms will be verified during the inspection process as follows: **Any permitted alteration, Repair or Addition prior to final**

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| · Reroof - at time of final | · Solar/ESS systems - at final inspection |
| · Replace exterior wall cover - at final inspection | · Water heater change out - at final inspection |
| · Window change out - at final inspection | · Furnace/AC change out - at final inspection |
| · Interior remodel or addition - at or before final inspection | · Panel upgrades/EV chargers - at final inspection |
| · Attached patio cover - at final inspection | · Re-pipe - at final inspection |

NOTES:

1. These requirements only apply to the dwelling unit(s) for which the permit applies. For example, if an apartment building roof is replaced all the units within the building would be required to be retrofitted/verified to have the detectors and alarms. For an interior remodel of a single unit, only that unit would be required to be retrofitted/verified.

2. Self-verification may be substituted for inspection using the City of Irvine **Smoke Detector and Carbon Monoxide Self-Certification** form found on Page 2. The form is also available for download at <https://legacy.cityofirvine.org/cityhall/cityclerk/records/forms/>.



SMOKE DETECTOR & CARBON MONOXIDE ALARM SELF-CERTIFICATION

PROJECT ADDRESS	PERMIT NUMBER
PROPERTY OWNER (or HOA Representative)	

I, the undersigned, hereby certify that I am the owner or authorized HOA representative of the above referenced property. I further certify that smoke detectors and carbon monoxide alarms are present and functional in all the following locations. (Check all applicable boxes below. Retrofitted smoke detectors and carbon monoxide alarms may be battery operated.)

SMOKE DETECTORS on ceiling or wall:

- ☐ Outside of each separate sleeping area in the immediate vicinity of bedrooms
- ☐ In each room used for sleeping purposes
- ☐ Smoke alarms shall be installed not less than 3 feet (914 mm) 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. (CRC §R310.3)

NOTE: In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

CARBON MONOXIDE ALARMS on ceiling, wall or other location as specified by the manufacturer:

- ☐ Outside of each separate sleeping area in the immediate vicinity of bedrooms
- ☐ In each occupiable level including any habitable basement

NOTE: In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a carbon monoxide alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

- ☐ Sleeping units or its attached bathrooms with permanently installed fuel burning appliances

SIGNATURE

DATE

In lieu of physical inspection of smoke detectors and carbon monoxide alarms by the City inspector, this certification may be completed and presented to the inspector during the course of a project as follows:

- Reroof - at time of final
- Replace exterior wall cover - at final inspection
- Window change out - at final inspection
- Interior remodel or addition - at or before final inspection
- Attached patio cover - at final inspection
- Solar/ESS systems - at final inspection
- Water heater change out - at final inspection
- Furnace/AC change out - at final inspection
- Panel upgrades/EV chargers - at final inspection
- Re-pipe - at final inspection