



City of Palm Springs

Fire Department

Fire Prevention Bureau

300 N El Cielo Road * Palm Springs, California 92262

Tel: (760) 323-8181 * Fax: (760) 778-8430 * Web: www.palmspringsca.gov

November 26, 2019

Dear Property Owner(s),

The Palm Springs Fire Department will no longer be conducting smoke alarm inspections effective December 18th, 2019. It will be the property owner(s) responsibility to ensure the attached Palm Springs Fire Department Smoke & Carbon Monoxide Alarm Installation Requirements are adhered to.

Please provide a copy of this letter to your escrow company in lieu of a smoke alarm inspection report after December 17th, 2019.

For questions or concerns, please contact the Fire Prevention Bureau at (760) 323-8181 between the hours of 8:00 a.m. and 6:00 p.m. Monday-Thursday or visit our website at www.palmspringsca.gov/government/departments/fire-department.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Kevin Nalder".

J. Kevin Nalder, Fire Chief

Attached: Smoke & Carbon Monoxide Alarm Installation Requirements



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SMOKE & CARBON MONOXIDE ALARM INSTALLATION REQUIREMENTS

Properly installed and functioning smoke alarms are required upon the resale of all single family homes, duplexes, condominiums and mobile homes within the City of Palm Springs **PRIOR TO CLOSE OF ESCROW**. (City Ordinance 1833, 2016 California Fire Code, Subsection 907.2.11.9 and California Health & Safety Code 13113.8)

Existing Single Family Dwellings:

- ✓ Battery Operated smoke alarms shall be installed within 10 feet of the outside of each sleeping room, home office and/or den doorway.
- ✓ Effective January 1, 2016, smoke alarms shall be installed inside each sleeping room, home office and/or den in addition to the above.
- ✓ All battery operated replacement smoke alarms shall contain a non-replaceable, non-removable battery that is capable of powering the smoke alarm for ten years and listed with the California State Fire Marshal.
- ✓ Smoke alarms shall be permanently installed on the highest point of the ceiling (preferred), or between 4 inches to 12 inches below the highest point of the ceiling if on the wall.
- ✓ Smoke alarms shall be installed at least 36 inches away from ceiling-fan blade tips and air registers.
- ✓ Each floor/level shall have at least one smoke alarm installed.
- ✓ Smoke alarms shall be replaced every 10 years (from date of manufacture).
- ✓ Smoke alarms shall not be painted. Any paint on a smoke alarm voids the manufacturer's warranty and shall be replaced.
- ✓ Replacement smoke alarms shall have equal or greater protection. Hardwired smoke alarms must be replaced with smoke alarms that are hardwired with battery backup. Interconnected alarms shall be replaced with interconnected smoke alarms with battery backup.
- ✓ In homes built since January 1, 2005 and on major remodels, smoke alarms must receive their primary power from the building wiring and shall be equipped with a battery back-up. All smoke alarms shall be interconnected so that operation of any smoke alarm causes the alarm in all smoke alarms within the dwelling to sound.

Carbon Monoxide Alarms:

- ✓ All residential units where fossil fuel appliances are used (including fireplaces), or have an attached garage shall have carbon monoxide alarms installed.
- ✓ Carbon monoxide alarms shall be installed in the immediate vicinity outside of sleeping rooms, home offices and/or dens.
- ✓ Carbon monoxide alarms are required **inside** any sleeping room, home office and/or den which contain a fuel-burning appliance (i.e., fireplace, etc.). New State requirement beginning January 2017.
- ✓ Carbon monoxide alarms shall be installed on every level of a dwelling unit including basements.
- ✓ Install in accordance with the manufacturer's instructions for battery or hardwired models (plug-in, wall, or ceiling mount).
- ✓ In homes built since January 1, 2013, carbon monoxide alarms must receive their primary power from the building wiring and shall be equipped with a battery back-up. All carbon monoxide alarms shall be interconnected so that operation of any carbon monoxide alarm causes the alarm in all carbon monoxide alarms within the dwelling to sound.

ADDITIONAL REQUIREMENTS FOR RESIDENTIAL OCCUPANCIES

Emergency Escape and Rescue Openings:

Security bars and roll-down security shutters on sleeping room windows and doors must be equipped with approved release mechanisms that can be opened manually from the inside without the use of a key or special knowledge or effort (remote controls and electric switches are not considered manual devices), the release mechanisms are maintained operable, and the building is equipped with smoke alarms installed in accordance with the Building Code. *(2013 California Fire Code, Section 1030.7 Emergency Escape and Rescue Openings and California Health & Safety Code 13113.9)*

Address Numbers:

New and existing buildings shall have approved address numbers, building numbers and unit numbers placed in a position that is plainly legible and visible from the street or road fronting the property (address numbers on curbs only do not meet this requirement). Numbers shall contrast with their background and be a minimum of 4 inches in height. Unit numbers in multi-family dwellings shall not be obstructed by security screens or doors.

Fire Sprinklers:

Homes with an automatic fire sprinkler system shall maintain the system in working order. Fire sprinkler heads must be maintained free from paint and/or debris. Painted fire sprinkler heads or painted concealed-head cover plates shall be replaced. Missing escutcheons or covers shall be replaced.