



City of Monterey Smoke Detector Regulations

It is a known fact that smoke detectors save lives. Despite that fact, there are a lot of questions surrounding the requirement of smoke detectors. This document is designed to be a guide to the various laws that govern smoke detectors.

Working smoke detectors are required to be installed in all sleeping areas and hallways leading to sleeping areas in all dwelling units.

Section 13113.7. (a) of the California Health & Safety Code established the criteria for the installation of smoke detectors in dwellings intended for human occupancy.

“Dwelling units intended for human occupancy,” include duplexes, lodging houses, apartment complexes, hotels, motels, condominiums, stock cooperatives, time-share projects, or dwelling units of a multiple-unit complex. Owners were required to install smoke detectors based on the following:

- (1) On or after January 1, 1985, all dwelling units intended for human occupancy, upon the owner’s application for a permit for alterations, repairs, or additions, exceeding one thousand dollars (\$1,000)
- (2) On or after January 1, 1987 for all other dwelling units intended for human occupancy.

Additionally, Section 13113.8 (a) of the Health & Safety Code states that on and after January 1, 1986, every single family dwelling and factory-built housing sold shall have operable smoke detectors. The detectors shall be approved and listed by the State Fire Marshal and installed in accordance with the State Fire Marshal’s regulations. Unless prohibited by local rules, regulations, or ordinances, a battery-operated smoke detector shall be deemed to satisfy the requirements of this section.

In 1992, the City of Monterey adopted the 1991 Uniform Building Code. Section 310.9.1.4 of the Uniform Building Code requires that smoke detectors be installed in all sleeping areas, and hallways leading to sleeping areas in all dwelling units. All dwelling units, congregate residences, and hotels or lodging house guest rooms that are used for sleeping purposes built after May 9, 1992 shall comply with the 1991 Uniform Building Code. Smoke alarms shall be installed in accordance with the Uniform Building Code 310.9.1.4 and the approved manufacturer’s instructions.

The Monterey Fire Department Fire Prevention Division conducts fire and life safety inspections in all common areas of apartment houses, motels, hotels, and lodging houses with three or more living units. Should you be renting or staying in a rental with three or more units and there are no smoke detectors in the unit please contact the Monterey Fire Department, Fire Prevention Office at (831) 646-3908. Please note that this office operates Monday through Friday from 8:00 a.m. to 5:00 p.m. After normal business hours you can leave a voice message.

This notice is only intended to be a guide to smoke detector regulations. Should you have questions or need more specific information, please call the Prevention Division at the number listed above.

Smoke Detectors Save Lives