



FIRE PREVENTION GUIDELINE

Title: Smoke Detector Requirements for Multi-Family Dwelling Units		
Number: FPG-06	Effective Date: 01/01/2023	Revised Date: 03/01/2023
Code References: California Fire Code (CFC), California Code of Regulations (CCR) Title 19, Merced Municipal Code (MMC), California Health & Safety Code		
Note: <i>This guideline is a summary of Fire Department clarifications and interpretations of City and State Codes and nationally recognized standards in accordance with the currently adopted edition of the Fire Code. Information contained herein applies to typical circumstances and may not address all situations.</i>		

Scope

This Guideline has been developed to assist owners and managers with state and local requirements for smoke detectors in existing multi-family dwelling units. .

Codes and Guidelines

This guideline shall apply to all multi-residential buildings with sleeping areas in accordance with the California Health & Safety Code, California Fire Code, California Code of Regulations, Title 19 and the Merced Municipal Code.

Specific Requirements

1. Occupancy requirements

California State law requires the following dwelling occupancies to have smoke detectors (which are listed by the State Fire Marshal) installed and maintained in accordance with the State Fire Marshal's regulations.

- a. Duplexes
- b. Lodging houses
- c. Apartment complexes
- d. Hotels
- e. Motels
- f. Condominiums
- g. Stock cooperatives
- h. Time share projects
- i. Dwelling units of multiple-unit dwelling complexes



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2. Regulations

Health & Safety Code Section 13113.7 requires the installation and maintenance of smoke detectors. **Failure to comply with this section is a crime, an infraction, punishable by a maximum fine of \$200.00 for each offense (Health and Safety Code Section 13113.7(e)).**

3. Responsibility For Installation and Maintenance

- a. The owner of each dwelling unit shall supply and install smoke detectors in the manner set forth in the manufacturer's instructions, as approved by the State Fire Marshal's regulations. Additionally, in the case of apartment units and other multi-family dwelling complexes, a smoke detector shall be installed in all common interior stairwells and enclosed corridors of hallways of apartment and other multiple dwelling complexes (In most cases the spacing between detectors in hallways or corridors shall not exceed 30 feet)
- b. The owner shall also be responsible for testing and maintaining the detectors in hotels, motels, lodging houses and common stairwells of apartment complexes and other multiple dwelling complexes.
- c. An owner or owner's agent may enter any dwelling unit, efficiency dwelling unit, guest room, and suite owned by the owner for the purpose of installing, repairing, testing, and maintaining single station smoke detectors.
- d. The smoke detector shall be operable at the time the tenant takes possession. The tenant shall be responsible for notifying the manager or owner if the smoke detector becomes inoperable. It is recommended that apartment owners have a smoke detector maintenance agreement signed by the tenant ensuring they understand their requirements.

4. Smoke Detector-"Notice of Intent" Form

Due to the limitation of access to individual dwelling units in apartment complexes the City of Merced Fire Department requires that apartment owners submit a completed Merced Fire Department "Notice of Intent" form. See page 3



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“Notice of Intent”

Name of Complex (e.g. Anderson Apartments):		
Address of Dwelling Units (e.g. 123 ABC Street, Units 1-10, 50-70):		
Owner Name:		
Address:		
City:	State:	ZIP Code:
Date of Birth:	Phone No.:	Alternate Phone No.:
<u>Certification</u>		
<p>By signing below, I am certifying that approved and operational smoke detecting devices as required by Health and Safety Code Section 13113.7 have been installed in the premises and are being maintained. <u>Failure to comply with this section is a crime, an infraction, and punishable by a maximum fine of \$200.00 for each offense (Health and Safety Code Section 13113.7(e)).</u> If you need further clarification of these requirements, please contact the Merced City Fire Department at (209) 385-6830.</p> <p>Submittal of this form and installation of smoke detectors are required by Health & Safety Code Section 13113.7.</p> <p>You may mail or take this form to (Original signatures are required, please do not return this form via fax):</p> <p>Merced City Fire Department Attn: Fire Prevention Bureau 99 East 16th Street Merced, CA 95340</p>		
<u>Signatures</u>		
*Signature of Owner: _____		Date: _____
*Property manager signatures are not acceptable. If a corporation/company/association – this form must be signed by a person with the legal authority to sign for the entity.		
Printed Name of Owner and Title:		



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