Minutes of the March 11, 2011 General Membership Meeting of the Sacramento Valley Association of Building Officials

President Paul Klein called the meeting to order at 10:16 AM at the Sacramento County Youth Detention Facility, Sacramento, California.

The general membership was welcomed by Chris Bryson, County of Sacramento.

The pledge of allegiance and self introductions followed.

The February 2011 meeting minutes were approved as submitted.

**Board Members Present:**
- Paul Klein, President
- Greg Mahoney, Treasurer
- Joe Cuffe, Secretary

Vice-President Winfred DeLeon not present (excused by President Klein).

**BOARD REPORTS**

**Vice President’s report (presented by President Klein):**
No report due to Vice-President DeLeon’s absence.

**Web Site**
Web updates are on-going.

**Treasurer’s report:**
Treasurer Mahoney reported that the chapter total equity was $52,612.08 as of February 28th. Filed for audit.

**President’s report:**
- The May meeting will be a shared meeting with the Yosemite Chapter, on Thursday, May 12th, in Lodi, Hosted by Dennis Canright. Details TBA soon.
- SMA / Vice President DeLeon are requesting that all members update their profiles on the website.
- The next SVABO Board of Directors meeting will be March 24th, at the offices of Bureau Veritas in the Natomas area. Topics will include the future relationship between SMA and SVABO, membership issues, among others. President Klein will report back at the April meeting.
- The chapter will have two tickets for the ICC ABM in Phoenix this October. The Board will discuss travel and attendance options at the next meeting.

**Past-President’s report:**
No Report

**COMMITTEE REPORTS**

**Education Committee (presented by Past-President Cunningham)**
Chair: Gary Eide
Vice-Chair: Mike McGee
• 44 attendees for the Energy class, 18 for the Green Building Code class, and 24 for the plumbing code update class.
• The next class will be the Complete Permit Tech on March 21 and 22, in Lincoln, taught by Steve Burger.
• Upcoming classes: April 12, Chapter 11B with Mark Wood; May 10, Chapter 11A with Paul Klein
• The committee would like the membership to help in getting the word out on classes to interested individuals by doing things like forwarding class announcements.

Next meeting is scheduled for March 16th in the City of Lincoln

Committee report is attached.

**Sub-Committee - Inspector Networking Meeting**
Meeting was held March 1, 2011 at Black Bear Diner in Sacramento.
• 11 people attended
• The speaker was Gerry Lenehan from engineer Neil Anderson’s Office. Discussion topics included pools, site visits, changes to structural steel schedules.

Next meeting will be April 5th in Folsom. Details TBA.

Sub-committee report attached.

**Outreach Committee (presented by Past-President Cunningham)**
Chair: Craig Sarmento

Next phase scheduled for March 19th at Chicago Park School. Requested 10 members to help with landscaping project. Contact Craig or Past-President Cunningham for information.

Committee Report is attached.

**Code Development Committee / Code Review Committee (presented by Treasurer Mahoney)**
Chair: George Kellogg
Co-chair: Scott Byrnes (Code Review Committee)

• Committee would like to encourage more participation
• Committee will be reviewing IRC to determine if there are any amendments to propose to ICC. Contact George or Greg for information.

Committee report is attached.

**Scholarship Committee**
Chair: Tim Wegner

The Jack Atkins Memorial Scholarship is open. Members should encourage interested parties to apply. Information is available on the SVABO web site. The scholarship amount is $250.

**STATE AGENCY REPORTS**

**CALBO (presented by Bob Latz)**
- CALBO tracking senate bills, one on County’s implementation of sprinkler system requirements, and the dissolution of redevelopment agencies.
- April 9th is the first meeting of the new CALBO board.
- March 14th is the last day to apply to be on a CALBO committee.

CALBO in-coming President Rick Renfro, CBO – Elk Grove, commented on these subjects:
- CALBO is watching the progress of the fire sprinkler bill going through right now.
- ABM – final selection for 2012 to be held. This will be the CALBO 50th anniversary. CALBO will be looking for donations from the chapters. 2013 ABM will be Napa-Solano and Disneyland in 2014.
- CALBO is discussing a web board as an alternative to the League of Cities LISTSERVE.
- There is an OSFM proposal to add a sprinkler installation certification through OSFM. CALBO not supportive, but treading carefully.
- CALBO is perusing the idea of a joint ABM with Fire Officials.

League of Cities
No Report

OSFM
No Report

California Energy Commission (presented by Chris Olivera)
- Reminder of the CEC on-line training center. Designed to simplify enforcement, permitting, inspection of Energy Code. Would like feed-back on how CEC can advertise or market this service better.
- Contact Brian Samuelson to inquire about training opportunities from the CEC.

Contractors State License Board
No Report

Housing and Community Development
No Report.

ICC
No Report

Building Standards Commission
No Report

OLD BUSINESS
Nothing to report

NEW BUSINESS
- Vernon Brown discussed the new CO alarm requirements. He has offered to bring in some handouts from First Alert at the next meeting. He also suggested that members look up NFPA 22 for CO alarm locations. He also offered to
provide a power point presentation on Hydrogen Generators from a local manufacturer.

- Gene Paolini met with the State Office of Economic Development. They are interested in promoting PV Systems and electric vehicles. They were interested in the local permitting processes. They are looking to simplify the process for permits and fees. If interested in being on a sub-committee for this topic, contact Gene.

- Yvonne Christopher wanted to express thanks to Butte County on their innovative intern program. They have offered 5 positions, rotated on 3 week cycles, 3 days a week. Also, if any members are interested in joining an oral board on March 22, contact Yvonne.

- Sacramento County is re-designing its appeals board. Contact John Hallimore if interested in serving, or know someone who is interested. Sacramento County is also interested in regionalizing the appeals board, and would like to discuss with interested parties.

- Past-President Cunningham asked if any jurisdictions are requiring property owners to sign indemnity documents on water services for residential sprinkler systems. Vernon Brown suggested contacting the City of San Clemente, as they have required residential sprinklers since the 1980’s. Yvonne Christopher also suggested Monterey County.

Presentations/Programs

Lunch Program: CO and Smoke Alarms

NEXT MEETING
The next General meeting will be held at the City of Woodland Parks & Recreation, on April 8, 2011. Details will be sent out to membership.

Meeting Adjourned: 12:55PM

Respectfully submitted
Joseph Cuffe
SVABO Secretary
SVABO Code Development Meeting
Summary
For March 4, 2011

<table>
<thead>
<tr>
<th>Meeting called by:</th>
<th>George Kellogg, Chair (916.625.5131)</th>
<th>Type of meeting:</th>
<th>Regular</th>
</tr>
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<tbody>
<tr>
<td>Location:</td>
<td>City of Rocklin Administration Building, 3970 Rocklin Road, Rocklin, CA, 95677</td>
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<tr>
<td>Those present:</td>
<td>Greg Mahoney, Mike Vieira, &amp; George Kellogg</td>
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<tr>
<td>Time:</td>
<td>8:45 AM to 10:15 AM</td>
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MEETING TOPICS

The following items were dealt with during the code development committee meeting in March:

- The committee members present decided to review the CRC for issues dealt with on the State level not address in the IRC which might be worthy additions to the IRC. The review of the CRC for these issues where divided up among those present.

- George also expressed interest in reviewing conventional construction portions of the IRC and IBC for areas that would bring the two documents into better correspondence. He will proceed with this work and bring results back to the committee.

- Discussed ways to increase committee member participation in these times of conflicting schedules and numerous professional obligations. Ideas mentioned included performing much of the issue review and discussion electronically such as by email thus avoiding scheduling problems. An additional suggestion was to meet in evenings or weekends. It was generally agreed that emails would work out best but the question will be put to the general committee membership. If the discussions were to be by email or equivalent than there would still be quarterly meetings and other scheduled meeting as needed to facilitate work in progress.

The next committee meeting is to be determined.
OUTREACH COMMITTEE REPORT  
March 11, 2011

Project Name: Chicago Park School, K-8 Nevada County, CA

Our next phase is planned to take place on March 19th, a Saturday at the Chicago Park School. If you want to be part of the second phase, which is another landscape project to improve the safety of a walking path, you could use about 10 members to help. You can contact the Outreach Committee Chair, Craig Sarmento, or me if you are interested or just sign up today on the sheet that is going around.

Submitted by:
Todd Cunningham
Education Committee Report
March 11th, 2011

Prepared By: Gary Eide, Committee Chair
Presented by: Todd Cunningham, Committee Board Liaison

- The Committee has presented three classes thus far, Energy Code update which had 44 attendees, the Green Building Code Class with 18 attendees and the Plumbing and Mechanical update class with 24 attendees. Thank you to Greg Mahoney, Nancy Springer and the Energy Commission for stepping up and volunteering their time to instruct those classes at no cost to SVABO for their time.

- Our next educational offering is March 21st and 22nd which is the “Complete Permit Technician” class which will be instructed by Steve Burger, Building Official for the City of Folsom. This class is recommended for permit techs and for smaller jurisdictions or those that may have been moved over to building department operations or are just finding themselves multi-tasking because of reorganizations and the impact the economy has had on our jurisdictions and companies.

- We also have the Disabled Access Classes, 11-B and 11-A scheduled for April 12, and May 10th instructed by Mark Wood and Paul Klein; both will be held in our training room in Lincoln.

- We and are looking at a free class for May 19th with Simpson Strong Tie which is a 4-hour IRC class to be held in Lincoln.

- We could use some help in spreading the word about our training. When you receive announcements; please forward them to your business associates, friends and others you may know in the industry including developers and contractors that you feel might benefit by attending once of our classes. Attendance could be better but thus far we are doing ok.

- Our next meeting is March 16th if any of the membership would like to attend; it’s in Lincoln 8:00am to 10:00am.
Senior Inspector Meeting  
1, March 2011  
Black Bear Diner  
Sacramento

Persons in attendance  
1. Greg Soliz  
2. Rick Walters  
3. Marcus Madden  
4. Mike McGee  
5. Ron Yasui  
6. John Leno  
7. Don Verga  
8. Rick Essenmnager  
9. Rick Swenson  
10. Joel Luevano  
11. Richard Nixon

Discussion:
  - Began with introductions  
  - Topics of discussion  
    - Asked attendees to verify information on contact list and remove those that are not in the area any longer.  
    - Discussed what happened in area meetings over the last month.  
      1. SVABO  
      2. IAPMO  
      3. ACIA
    - Had a conversation about the CSLB and current stings  
    - Passed Binder around with compiled Information for the sake of time  
    - Handed floor to guest speaker Gerry Lenehan from Neil Anderson’s Office (NAO)– Gerry discussed their new process for the use of their plans
      1. NAO visit site prior to approving plan  
      2. NAO note any special requirements on the plot and structural pages  
      3. NAO has changed the Steel schedule to simplify  
      4. NAO has added #4 in some of the free standing type walls  
      5. NAO has added stamps to show approval and special requirements on specific projects.

The April meeting will be held on April 5th in Folsom at a location yet to be determined.

If there are contacts not getting the message about this meeting, please forward their information to Greg Soliz. He will be happy to add them to the list.
March 11, 2011 Code Topics:

Interpretation Question #1:

California Residential Code, Section R314 “Smoke Alarms”

Scenario:
Actual Code Language:

R314.3.1 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: See Section R314.6 which states:

Existing buildings housing Group R-3 occupancies established prior to the effective date of these regulations may have their use continued if they conform or are made to conform to the provisions of these regulations to the extent that reasonable and adequate life safety against the hazards of fire, panic and explosion is substantially provided. Additional means of egress, the installation of automatic sprinkler systems, automatic fire alarm system or other life safety measures may be required to provide reasonable and adequate safety.

Note: It is the intent of this section that every existing occupancy need not mandatorily conform with the requirements for new construction. Reasonable judgment in the application of requirements must be exercised by the enforcing agency.

Questions:

1. If the job is a minor alteration or repair such as a re-roof, water heater or HVAC would you require smoke detectors pursuant to section R314.3.1?

2. Would you allow battery operated smoke alarms to be installed or would the smoke alarms be required to be hard wired pursuant to Section R314.4 Power source? (see attached code section)
3. If you believe hard wiring of smoke alarms is required pursuant to R314.4 and a Roofing, HVAC, or Plumbing Contractor obtains the permit for the minor alteration, does a separate permit need to be issued for the wiring of the smoke alarms to an electrical contractor licensed to perform wiring work? A Roofing, HVAC or Plumbing Contractor cannot normally install wiring pursuant to the CSLB regulations. Would it have to be an electrician installing the smoke alarms?

4. Does this smoke alarm requirement apply to Plumbing, Mechanical or Electrical Permits or just building permits?
Interpretation Question #2

Residential Code, Section R315 Carbon Monoxide Alarms
(Reference attached code provisions)

With regard to Existing Construction; please review the attached Code Sections related to the requirements for Carbon Monoxide Alarms and answer the following questions:

1. If a project involves a minor alteration or repair with a valuation of over $10000, such as a re-roof, water heater or HVAC that requires a permit; would you require carbon monoxide alarms pursuant to these code provisions? (reference R315.2)

2. Would the alarms be allowed to be battery operated or be required to be hard wired if there is an attic, basement or crawl space pursuant to R315.1.1 Power Supply, exception #2?

3. If you believe hard wiring of carbon monoxide alarms is required pursuant to R315.1.1 Excp #2 and a Roofing, HVAC, or Plumbing Contractor obtains the permit for the minor alteration; does a separate permit need to be issued for the wiring of the carbon monoxide alarms to an electrical contractor licensed to perform wiring work? Note that a Roofing, HVAC or Plumbing Contractor cannot normally install wiring pursuant to the CSLB regulations. Would it have to be an electrician installing the alarms?

4. Does this carbon monoxide alarm requirement apply to Plumbing, Mechanical or Electrical Permits or just building permits?
5. Since the State of California Requires all dwellings in California to have carbon monoxide alarms installed after July 1, 2011; what if anything is your jurisdiction doing to ensure the new law is advertised to your citizens?
PART II—DEFINITIONS

CHAPTER 2
DEFINITIONS

SECTION R201
GENERAL

R201.1 Scope. Unless otherwise expressly stated, the following words and terms shall, for the purposes of this code, have the meanings indicated in this chapter.

R201.2 Interchangeability. Words used in the present tense include the future; words in the masculine gender include the feminine and neuter; the singular number includes the plural and the plural, the singular.

R201.3 Terms defined in other codes. Where terms are not defined in this code such terms shall have meanings ascribed to them as in the California Building Standards Code, Title 24, California Code of Regulations.

R201.4 Terms not defined. Where terms are not defined through the methods authorized by this section, such terms shall have ordinarily accepted meanings such as the context implies.

For applications listed in Section 1.11 regulated by the Office of the State Fire Marshal, where terms are not defined through the methods authorized by this section, such terms shall have ordinarily accepted meanings such as the context implies. Webster’s Third New California Dictionary of the English Language, Unabridged, shall be considered as providing ordinarily accepted meanings.

SECTION R202
DEFINITIONS

ACCESSORY STRUCTURE. A structure not greater than 3,000 square feet (279 m²) in floor area, and not over two stories in height, the use of which is customarily accessory to and incidental to that of the dwelling(s) and which is located on the same lot.

ADDITION. An extension or increase in floor area or height of a building or structure.

ADHERED STONE OR MASONRY VENEER. Stone or masonry veneer secured and supported through the adhesion of an approved bonding material applied to an approved backing.

AGED HOME OR INSTITUTION. A facility used for the housing of persons 65 years of age or older in need of care and supervision. (See definition of “care and supervision”)

ALTERATION. Any construction or renovation to an existing structure other than repair or addition that requires a permit. Also, a change in a mechanical system that involves an extension, addition or change to the arrangement, type or purpose of the original installation that requires a permit.

ANCHORED STONE OR MASONRY VENEER. Stone or masonry veneer secured with approved mechanical fasteners to an approved backing.

ANCHORS. See “Supports.”

APPROVED. Meeting the approval of the enforcing agency, except as otherwise provided by law, when used in connection with any system, material, type of construction, fixture or appliance as the result of investigations and tests conducted by the agency, or by reason of accepted principles or tests by national authorities or technical, health, or scientific organizations or agencies.

Notes:

1. See Health and Safety Code Section 17920 for “approved” as applied to residential construction and buildings or structures accessory thereto, as referenced in Section 1.8.1.1.1.

2. See Health and Safety Code Section 17921.1 for “approved” as applied to the use of hotplates in residential construction referenced in Section 1.8.1.1.1.

3. See Health and Safety Code Section 17921.3 for “approved” as applied to low-flush water closets in residential construction, as referenced in Section 1.8.1.1.1.

4. See Health and Safety Code Section 19966 for “approved” as applied to factory-built housing as referenced in Section 1.8.2.2.5.

5. See Health and Safety Code Section 18201 for “Approved” as applied to mobilehome parks as referenced in Section 1.8.2.2.2.

6. See Health and Safety Code Section 18862.1 for “Approved” as applied to special occupancy parks as referenced in Section 1.8.2.2.3.

APPROVED AGENCY. An established and recognized agency regularly engaged in conducting tests or furnishing inspection services, when such agency has been approved by the building official. “Approved agency” shall mean “Listing agency” and “Testing agency.”

APPROVED LISTING AGENCY. Any agency approved by the enforcing agency, unless otherwise provided by statute, which is in the business of listing and labeling and which makes available at least an annual published report of such listings in which specific information is included that the product has been tested to recognized standards and found to comply.

APPROVED TESTING AGENCY. Any agency which is determined by the enforcing agency, except as otherwise provided by statute, to have adequate personnel and expertise to carry out
DEFINITIONS

areas of building components such as crawl spaces, floor-ceiling assemblies, roof-ceiling assemblies and attics.

**DWELLING.** Any building that contains one or two dwelling units used, intended, or designed to be built, used, rented, leased, let or hired out to be occupied, or that are occupied for living purposes.

**DWELLING UNIT.** A single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

**EMERGENCY ESCAPE AND RESCUE OPENING.** An operable exterior window, door or similar device that provides for a means of escape and access for rescue in the event of an emergency.

**ENVIRONMENT.** Notwithstanding other provisions of law, the applicable section of the Health and Safety Code, Section 17920, is repeated here for clarity:

“Enforcement” means diligent effort to secure compliance, including review of plans and permit applications, response to complaints, citation of violations and other legal process. Except as otherwise provided in this part, “enforcement” may, but need not, include inspections of existing buildings or on which no complaint or permit application had been filed, and effort to secure compliance as to these existing buildings.

**ENVIRONMENTAL AGENCY.** The designated department or agency as specified by statute or regulation.

**ENVIRONMENTAL AGENCY.** See “ENFORCING AGENCY.”

**ESCARPMENT.** With respect to topographic wind effects, a cliff or steep slope generally separating two levels or gently sloping areas.

**EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS).** EIFS are nonstructural, non-load-bearing exterior wall cladding systems that consist of an insulation board attached either adhesively or mechanically, or both, to the substrate; an integrally reinforced base coat, and a textured protective finish coat.

**EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS) WITH DRAINAGE.** An EIFS that incorporates a means of drainage applied over a water-resistive barrier.

**EXTERIOR WALL.** An above-grade wall that defines the exterior boundaries of a building. Includes between-floor spandrels, peripheral edges of floors, roof and basement knee-walls, dormer walls, gable end walls, walls enclosing a mansard roof, and basement walls with an average below-grade wall area that is less than 50 percent of the total opaque and nonopaque area of that enclosing side.

**FACING.** The wood structural panel facings that form the two outermost rigid layers of the structural insulated panel.

**FAMILY.** An individual or two or more persons who are related by blood or marriage; or otherwise, live together in a dwelling unit.

**FENESTRATION.** See “Fenestration Product” as defined in Title 24, Part 6, the California Energy Code.

**FIBER-CEMENT SIDING.** A manufactured, fiber-reinforcing product made with an inorganic hydraulic or calcium silicate binder formed by chemical reaction and reinforced with discrete organic or inorganic non-asbestos fibers, or both. Additives which enhance manufacturing or product performance are permitted. Fiber-cement siding products have either smooth or textured faces and are intended for exterior wall and related applications.

**FIREBLOCKING.** Building materials or materials approved for use as fireblocking, installed to resist the free passage of flame to other areas of the building through concealed spaces.

**FIREPLACE.** An assembly consisting of a hearth and fire chamber of noncombustible material and provided with a chimney, for use with solid fuels.

**Factory-built fireplace.** A listed and labeled fireplace and chimney system composed of factory-made components, and assembled in the field in accordance with manufacturer’s instructions and the conditions of the listing.

**Masonry chimney.** A field-constructed chimney composed of solid masonry units, bricks, stones of concrete.

**Masonry fireplace.** A field-constructed fireplace composed of solid masonry units, bricks, stones or concrete.

**FIREPLACE STOVE.** A free-standing, chimney-connected solid-fuel-burning heater designed to be operated with the fire chamber doors in either the open or closed position.

**FIREPLACE THROAT.** The opening between the top of the firebox and the smoke chamber.

**FIRE-RETARDANT-TREATED WOOD.** Pressure-treated lumber and plywood that exhibit reduced surface burning characteristics and resist propagation of fire.

**Other means during manufacture.** A process where the wood raw material is treated with a fire-retardant formulation while undergoing creation as a finished product.

**Pressure process.** A process for treating wood using an initial vacuum followed by the introduction of pressure above atmospheric.

**FIRE SEPARATION DISTANCE.** The distance measured from the building face to one of the following:

1. To the closest interior lot line, or
2. To the centerline of a street, an alley or public way; or
3. To an imaginary line between two buildings on the lot.

**FLAME SPREAD.** The propagation of flame over a surface.

**FLAME SPREAD INDEX.** A comparative measure, expressed as a dimensionless number, derived from visual measurements of the spread of flame versus time for a material tested in accordance with ASTM E 84.

**FLIGHT.** A continuous run of rectangular treads or winders or combination thereof from one landing to another.

**FOAM BACKER BOARD.** Foam plastic used in siding applications where the foam plastic is a component of the siding.

**FOAM PLASTIC INSULATION.** A plastic that is intentionally expanded by the use of a foaming agent to produce a
SECTION R314 SMOKE ALARMS

R314.1 Smoke detection and notification. All smoke alarms shall be listed in accordance with UL 217 and installed in accordance with the provisions of this code and the household fire warning equipment provisions of NFPA 72. Systems and components shall be California State Fire Marshall listed and approved in accordance with California Code of Regulations, Title 19, Division 1 for the purpose for which they are installed.

R314.2 Smoke detection systems. Household fire alarm systems installed in accordance with NFPA 72 that include smoke alarms, or a combination of smoke detector and audible notification device installed as required by this section for smoke alarms, shall be permitted. The household fire alarm system shall provide the same level of smoke detection and alarm as required by this section for smoke alarms. Where a household fire warning system is installed using a combination of smoke detector and audible notification device(s), it shall become a permanent fixture of the occupancy and owned by the homeowner. The system shall be monitored by an approved supervising station and be maintained in accordance with NFPA 72.

Exception: Where smoke alarms are provided meeting the requirements of Section R314.4.

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, including basements and habitable attics 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.

When 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 unit.

R314.3.1 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: See Section R314.6.

R314.4 Power source. Smoke alarms shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms with integral strobes that are not equipped with battery backup shall be connected to an emergency electrical system. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection.

Exceptions:

1. Smoke alarms are permitted to be solely battery operated in existing buildings where no construction is taking place.
2. Smoke alarms are permitted to be solely battery operated in buildings that are not served from a commercial power source.
3. Smoke alarms are permitted to be solely battery operated in existing areas of buildings undergoing alterations or repairs that do not result in the removal of interior walls or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for building wiring without the removal of interior finishes.

R314.5 Interconnection. Where more than one smoke alarm is required to be installed within an individual dwelling or sleeping unit, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

Exceptions:

1. Interconnection is not required in buildings that are not undergoing alterations, repairs or construction of any kind.
2. Smoke alarms in existing areas are not required to be interconnected where alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for interconnection without the removal of interior finishes.

R314.6 Existing Group R-3 occupancies.

R314.6.1 Existing buildings housing Group R-3 occupancies established prior to the effective date of these regulations may have their use continued if they conform or are made to conform to provisions of these regulations to the extent that reasonable and adequate life safety against the hazards of fire, panic and explosion is substantially provided. Additional means of egress, the installation of automatic sprinkler systems, automatic fire alarm system or other life safety measures may be required to provide reasonable and adequate safety.

Note: It is the intent of this section that every existing occupancy need not mandatorily conform with the requirements for new construction. Reasonable judgment in the application of requirements must be exercised by the enforcing agency.

R314.6.2 For purposes of clarification, Health and Safety Code Section 13113.7 is repeated.

a. Except as otherwise provided in this section, a smoke detector, approved and listed by the State Fire Marshal pursuant to Section 13114, shall be installed, in
accordance with the manufacturer’s instructions in each dwelling intended for human occupancy within the earliest applicable time period as follows:

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

2. For all other dwelling units intended for human occupancy on or after January 1, 1987.

However, if any local rule, regulation, or ordinance, adopted prior to the compliance dates specified in paragraphs (1) and (2) requires installation in a dwelling unit intended for human occupancy of smoke detector, which receive their power from the electrical system of the building and requires compliance with the local rule, regulation, or ordinance at a date subsequent to the dates specified in this section, the compliance date specified in the rule, regulation, or ordinance shall, but only with respect to the dwelling units specified in this section, take precedence over the dates specified in this section.

The State Fire Marshal may adopt regulations exempting dwellings intended for human occupancy with fire sprinkler systems from the provisions of this section, if he or she determines that a smoke detector is not reasonably necessary for fire safety in the occupancy.

Unless prohibited by local rules, regulations, or ordinances, a battery-operated smoke detector which otherwise meets the standards adopted pursuant to Section 13114 for smoke detectors, satisfies the requirements of this section.

b. "Dwelling units intended for human occupancy," as used in this section, includes a duplex, lodging house, apartment complex, hotel, motel, condominium, stock cooperative, time-sharing project, or dwelling unit of a multiple-unit dwelling complex. For the purpose of this part, "dwelling units intended for human occupancy" does not include manufactured homes as defined in Section 18007, mobile homes as defined in Section 18008, and commercial coaches as defined in Section 18001.8.

c. The owner of each dwelling unit subject to this section shall supply and install smoke detectors required by this section in the locations and in the manner set forth in the manufacturer’s instructions, as approved by the State Fire Marshal’s regulations. In the case of apartment complexes and other multiple-dwelling complexes, a smoke detector shall be installed in the common stairwells. All fire alarm warning systems supplemental to the smoke detector shall also be listed by the State Fire Marshal.

d. A high-rise structure, as defined in subdivision (b) of Section 13210 and regulated by Chapter 3 (commencing with Section 13210), and which is used for purposes other than as dwelling units intended for human occupancy, is exempt from the requirements of this section.

e. The owner shall be responsible for testing and maintaining detectors in hotels, motels, lodging houses, and common stairwells of apartment complexes and other multiple-dwelling complexes.

An owner or the 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 required by this section. Except in cases of emergency, the owner or owner’s agent shall give the tenants of each such unit, room, or suite reasonable notice in writing of the intention to enter and shall enter only during normal business hours. Twenty four hours shall be presumed to be reasonable notice in absence of evidence to the contrary.

The smoke detector shall be operable at the time that the tenant takes possession. The apartment complex tenant shall be responsible for notifying the manager or owner if the tenant becomes aware of an inoperative smoke detector within his or her unit. The owner or authorized agent shall correct any reported deficiencies in the smoke detector and shall not be in violation of this section for a deficient smoke detector when he or she has not received notice of the deficiency.

f. A violation of this section is an infraction punishable by a maximum fine of two hundred dollars ($200) for each offense.

g. This section shall not affect any rights which the parties may have under any other provision of law because of the presence or absence of a smoke detector.

h. This section shall not apply to the installation of smoke detectors in single-family dwellings or factory-built housing which is regulated by Section 13113.8, as added by Assembly Bill No. 2285 of the 1983-84 Regular Session.

R314.6.3 For purposes of clarification, Health and Safety Code Section 13113.8 is repealed.

a. On and after January 1, 1986, every single-family dwelling and factory-built housing, as defined in Section 19971, which is sold shall have an operable smoke detector. The detector 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.
b. On and after January 1, 1986, the transferor of any real property containing a single-family dwelling, as described in subdivision (a), whether the transfer is made by sale, exchange, or real property sales contract, as defined in Section 2985 of the Civil Code, shall deliver to the transferee a written statement indicating that the transferor is in compliance with this section. The disclosure statement shall be either included in the receipt for deposit in a real estate transaction, an addendum attached thereto, or a separate document.

c. The transferor shall deliver the statement referred to in subdivision (b) as soon as practicable before the transfer of title in the case of a sale or exchange, or prior to execution of the contract where the transfer is by a real property sales contract, as defined in Section 2985. For purposes of this subdivision, "delivery" means delivery in person, or by mail to the transferee or transferor, or to any person authorized to act for him or her in the transaction, or to additional transferees who have requested delivery from the transferor in writing. Delivery to the spouse of a transferee or transferor shall be deemed delivery to a transferee or transferor, unless the contract states otherwise.

d. This section does not apply to any of the following:
   1. Transfers which are required to be preceded by the furnishing of a prospective transferee of a copy of a public report pursuant to Section 11018.1 of the Business and Professions Code.
   2. Transfers pursuant to court order, including, but not limited to, transfers ordered by a probate court in the administration of an estate, transfers pursuant to a writ of execution, transfers by a trustee in bankruptcy, transfers by eminent domain, or transfers resulting from a decree for specific performance.
   3. Transfers to a mortgagee by a mortgagor in default, transfers to a beneficiary of a deed of trust by a trustor in default, transfers by any foreclosure sale after default, transfers by any foreclosure sale after default in an obligation secured by a mortgage, or transfers by a sale under a power of sale after a default in an obligation secured by a deed of trust or secured by any other instrument containing a power of sale.
   4. Transfers by a fiduciary in the course of the administration of a decedent’s estate, guardianship, conservatorship, or trust.
   5. Transfers from one co-owner to one or more co-owners.
   6. Transfers made to a spouse, or to a person or persons in the lineal line of consanguinity of one or more of the transferors.
   7. Transfers between spouses resulting from a decree of dissolution of a marriage, from a decree of legal separation, or from a property settlement agreement incidental to either of those decrees.
   8. Transfers by the Controller in the course of administering the Unclaimed Property Law provided for in Chapter 7 (commencing with Section 15000) of Title 6 of Part 5 of the Code of Civil Procedure.
   9. Transfers under the provisions of Chapter 7 (commencing with Section 3691) or Chapter 8 (commencing with Section 3771) of Part 6 of Division 1 of the Revenue and Taxation Code.

e. No liability shall arise, nor any action be brought or maintained against, any agent of any party to a transfer of title, including any person or entity acting in the capacity of an escrow, for any error, inaccuracy, or omission relating to the disclosure required to be made by a transferor pursuant to this section. However, this subdivision does not apply to a licensee, as defined in Section 10011 of the Business and Professions Code, where the licensee participates in the making of the disclosure required to be made pursuant to this section with actual knowledge of the falsity of the disclosure.

f. Except as otherwise provided in this section, this section shall not be deemed to create or imply a duty upon a licensee, as defined in Section 10011 of the Business and Professions Code, or upon any agent of any party to a transfer of title, including any person or entity acting in the capacity of an escrow, to monitor or ensure compliance with this section.

g. No transfer of title shall be invalidated on the basis of a failure to comply with this section, and the exclusive remedy for the failure to comply with this section is an award of actual damages not to exceed one hundred dollars ($100), exclusive of any court costs and attorney's fees.

h. Local ordinances requiring smoke detectors in single-family dwellings may be enacted or amended. However, the ordinances shall satisfy the minimum requirements of this section.

i. For the purposes of this section, "single-family dwelling" does not include a manufactured home as defined in Section 18007, a mobilehome as defined in Section 18008, or a commercial coach as defined in Section 18001.8.

j. This section shall not apply to the installation of smoke detectors in dwellings intended for human occupancy, as defined in and regulated by Section 13113.7 of the Health and Safety Code, as added by Senate Bill No. 1448 in the 1983-84 Regular Session.

SECTION R315
CARBON MONOXIDE ALARMS

R315.1 Carbon monoxide alarms. For new construction, an approved carbon monoxide alarm shall be installed in dwelling
units and in sleeping units within which fuel-burning appliances are installed and in dwelling units that have attached garages.

**R315.1.1 Power supply.** For new construction required carbon monoxide alarms shall receive their private power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery back-up. Alarm wiring shall be directly connected to the permanent building wiring without a disconnecting switch other than as required for overcurrent protection.

**Exceptions:**

1. In dwelling units where there is no commercial power supply the carbon monoxide alarm may be solely battery operated.

2. In existing dwelling units a carbon monoxide alarm is permitted to be solely battery operated where repairs or alterations do not result in the removal of wall and ceiling finishes or there is no access by means of attic, basement or crawl space.

**R315.1.2 Interconnection.** Where more than one carbon monoxide alarm is required to be installed within the dwelling unit or within a sleeping unit the alarm shall be interconnected in a manner that activation of one alarm shall activate all of the alarms in the individual unit.

**Exception:**

1. Interconnection is not required in existing dwelling units where repairs do not result in the removal of wall and ceiling finishes, there is no access by means of attic, basement or crawl space, and no previous method for interconnection existed.

**R315.2 Where required in existing dwellings.** Where a permit is required for alterations, repairs or additions exceeding one thousand dollars ($1,000), existing dwellings or sleeping units that have attached garages or fuel-burning appliances shall be provided with a carbon monoxide alarm in accordance with Section R315.1. Carbon monoxide alarms shall only be required in the specific dwelling unit or sleeping unit for which the permit was obtained.

**R315.3 Alarm requirements.** Single- and multiple-station carbon monoxide alarms shall be listed as complying with the requirements of UL 2034. Carbon monoxide detectors shall be listed as complying with the requirements of UL 2075. Carbon monoxide alarms and carbon monoxide detectors shall be installed in accordance with this code, the current edition of NFPA 720 “Standard for the Installation of Carbon Monoxide (CO) Detection and Warning Equipment” and the manufacturer’s installation instructions. Other carbon monoxide alarm and detection devices as recognized in NFPA 720 are also acceptable.

Carbon monoxide alarms required by Sections R315.1 and R315.2 shall be installed in the following locations:

1. Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s).

2. On every level of a dwelling unit including basements.

**R315.3.1 Multiple-purpose alarms.** Carbon monoxide alarms combined with smoke alarms shall comply with Section R315, all applicable standards, and requirements for listing and approval by the Office of the State Fire Marshal, for smoke alarms.

**SECTION R316 FOAM PLASTIC**

**R316.1 General.** The provisions of this section shall govern the materials, design, application, construction and installation of foam plastic materials.

**R316.2 Labeling and identification.** Packages and containers of foam plastic insulation and foam plastic insulation components delivered to the job site shall bear the label of an approved agency showing the manufacturer’s name, the product listing, product identification and information sufficient to determine that the end use will comply with the requirements.

**R316.3 Surface burning characteristics.** Unless otherwise allowed in Section R316.5 or R316.6, all foam plastic or foam plastic cores used as a component in manufactured assemblies used in building construction shall have a flame spread index of not more than 75 and shall have a smoke-developed index of not more than 450 when tested in the maximum thickness intended for use in accordance with ASTM E 84 or UL 723. Loose-fill type foam plastic insulation shall be tested as board stock for the flame spread index and smoke-developed index.

**Exception:** Foam plastic insulation more than 4 inches (102 mm) thick shall have a maximum flame spread index of 75 and a smoke-developed index of 450 where tested at a minimum thickness of 4 inches (102 mm), provided the end use is approved in accordance with Section R316.6 using the thickness and density intended for use.

**R316.4 Thermal barrier.** Unless otherwise allowed in Section R316.5 or Section R316.6, foam plastic shall be separated from the interior of a building by an approved thermal barrier of minimum 1\(\frac{1}{2}\) inch (12.7 mm) gypsum wallboard or an approved finish material equivalent to a thermal barrier material that will limit the average temperature rise of the unexposed surface to no more than 250°F (139°C) after 15 minutes of fire exposure complying with the ASTM E 119 or UL 263 standard temperature curve. The thermal barrier shall be installed in such a manner that it will remain in place for 15 minutes based on NFPA 286 with the acceptance criteria of Section R302.9.4, FM 4880, UL 1040 or UL 1715.

**R316.5 Specific requirements.** The following requirements shall apply to these uses of foam plastic unless specifically approved in accordance with Section R316.6 or by other sections of the code or the requirements of Sections R316.2 through R316.4 have been met.

**R316.5.1 Masonry or concrete construction.** The thermal barrier specified in Section R316.4 is not required in a masonry or concrete wall, floor or roof when the foam plastic insulation is separated from the interior of the building by a minimum 1-inch (25 mm) thickness of masonry or concrete.
SVABO Meeting March 11, 2011

Results of the Cracker-Barrel Code Discussion regarding Smoke and Carbon Monoxide Alarms

The results of the questions and discussion are as follows:

Determination of those present:

After discussion of various Code Sections regarding Smoke and Carbon Monoxide Alarms it was determined by the majority of those present at the SVABO meeting that smoke alarms are required when there is a repair that has a valuation of greater than $1000.00.

The membership discussed whether the smoke alarms needed to be hard-wired and it was determined that they do not when it comes to repairs that do not require the removal of framing coverings i.e. gypsum board.

Other opinions included:

- Jurisdictions allowing self certification for the installation of Smoke Alarms
- Contractor certification of the installation of Smoke Alarms
- Carbon Monoxide detectors being required in all altertions or additions.

The majority of the members agreed that the intent of the Code regarding Smoke Alarms is to provide an enhanced level of safety for those that might occupy the dwelling. The addition of Smoke Alarms whether hard-wired or not provides for this enhanced level of safety. Self or Contractor certification allows for less interruption and access issues to the dwelling. The group agreed that the section regarding Smoke Alarm requirements could be better written and that the SVABO Code Development Committee might take a look at this and make determinations to clarify the sections of R314.