

STATE BUILDING CODE INTERPRETATION NO. I-10-14

November 4, 2014

The following is in response to your correspondence in which you seek a formal interpretation. The questions apply to installing smoke alarms in 1 and 2 family dwellings in new construction and existing dwellings using the 2009 International Residential Code, Section R314 portion of the 2005 State Building Code.

Question 1:

A newly constructed dwelling is being built, in reference to section R314.2 would it be acceptable to approve a household fire alarm system without being monitored by a supervising station (central station) at the time of issuing the Certificate of Occupancy?

Answer 1:

No, Section R314.2 of the 2009 International Residential Code portion of the 2005 State Building Code requires that if you elect to install a household fire alarm system in lieu of providing smoke alarms powered in accordance with Section R314.4 of the above mentioned code, then such fire alarm system would have to be monitored at the time a Certificate of Occupancy is issued.

Question 2:

An existing dwelling is undergoing construction of new interior bedrooms, there is an existing AC/DC powered household fire alarm system (burglar alarm system with smoke detection). The existing system only has smoke detectors installed in hallways but not bedrooms or other areas of the dwelling. The 2 systems will function independently with their power supply and notification. Would it be acceptable to approve the combination of both household fire alarm system smoke detectors and single or multi-station smoke alarms located in the new bedroom and in areas of the dwelling requiring installation as for new dwellings?

Answer 2:

Yes, since the smoke detection in the new bedrooms comply with the exception listed in Section R314.2 of the above mentioned code and the existing battery powered smoke detection system in the existing hallway would comply with Section R314.3.1 and R314.4, exception #2, it would be acceptable to utilize the combination of building systems of the above mentioned code.

Question 3:

Applying Question #2 for existing dwellings, would it be acceptable to approve the existing household fire alarm system that are in the hallways and have battery backup supply to them without monitoring by a supervising station connection to the system at the time of issuing the Certificate of Occupancy?

Answer 3:

Yes, since the existing smoke detection within the hallway have both primary power and battery backup, it would comply with the intent of Section R314.3.1 and Section R314.4, exception #2, of the 2009 International Residential Code portion of the 2005 State Building Code which would only require battery operated smoke alarms within the existing hallways.