



SMOKE DETECTOR AND WATER HEATER CERTIFICATION (Required by State Law)

Property Address: _____

I. SMOKE DETECTORS: Seller is aware that § 13113.8 of the California Health and Safety Code requires that each single family dwelling sold in the State of California must have operable smoke detectors, approved and listed by the State Fire Marshal and installed in accordance with the State Fire Marshal's regulations, which incorporate the California Building Code. The 1995 edition of the California Building Code provides:

"Sec. 310.9.1.4 **Location within dwelling units.** In dwelling units, a detector shall be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. When the dwelling unit has more than one story and in dwellings with basements, a detector shall be installed on each story and in the basement. In dwelling units where a story or basement is split into two or more levels, the smoke detector shall be installed on the upper level, except that when the lower level contains a sleeping area, a detector shall be installed on each level. When sleeping rooms are on an upper level, the detector shall be placed at the ceiling of the upper level in close proximity to the stairway. In dwelling units where the ceiling height of a room open to the hallway serving the bedrooms exceeds that of the hallway by 24 inches (610 mm) or more, smoke detectors shall be installed in the hallway and in the adjacent room. Detectors shall sound an alarm audible in all sleeping areas of the dwelling unit in which they are located."

According to the State Fire Marshal, single-family dwellings which were built to building codes prior to the 1991 edition need to have the smoke detectors installed "at a point centrally located in the corridor or area giving access to each separate sleeping area." However, the State Fire Marshal strongly recommends that smoke detectors be installed *in all sleeping rooms* for the safety of the occupants.

Section 310.9.1.2 of the California Building Code further provides that when the valuation of an addition, alteration or repair exceeds \$1,000 and a permit is required, or when one or more sleeping rooms are added or created in existing dwellings, smoke detectors shall be installed in accordance with Section 310.9.1.4 quoted above, except that they may be solely battery operated. In new construction, required smoke detectors must be hard-wired with a battery backup. This provision applies to all single-family construction.

II. WATER HEATER: Section 19211 of the California Health and Safety Code, as amended effective July 12, 1996, requires that "all new and replacement water heaters, and all existing residential water heaters shall be braced, anchored, or strapped to resist failing or horizontal displacement due to earthquake motion. At a minimum, any water heater shall be secured in accordance with the California Plumbing Code, or modifications made thereto" by a city or county. The Uniform Plumbing Code provides that "Strapping shall be at points within the upper one-third (1/3) and lower one-third (1/3) of its vertical dimensions. At the lower point, a minimum distance of four (4) inches (101.6 mm) shall be maintained above the controls with the strapping."

SELLER WARRANTS THAT THE PROPERTY DESCRIBED ABOVE HAS OPERABLE SMOKE DETECTORS AS REQUIRED BY THE STATE FIRE MARSHAL'S REGULATIONS AND ANY LOCAL ORDINANCE, AND THAT THE HOT WATER HEATER(S) LOCATED IN THE ABOVE PROPERTY ARE SECURED AS REQUIRED BY LAW.

Seller _____

Date _____

Seller _____

Date _____

The Buyer of the property described above acknowledges receipt of this statement.

Buyer _____

Date _____

Buyer _____

Date _____

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