



# City of Dixon Building Division

Dixon City Hall      600 East A Street      Dixon, CA 95620      Phone (707) 678-7000

## RESIDENTIAL SMOKE ALARMS, CARBON MONOXIDE ALARMS, AND WATER SAVING FIXTURES

### **Residential Smoke Alarms and Carbon Monoxide Alarms:**

Per California State law effective January 1, 2011, when building permits are issued for additions, alterations or repairs to residential buildings and the value of the work exceeds \$1,000, the installation of smoke alarms and carbon monoxide alarms per code for the safety of the occupants, if they do not already exist.

Smoke alarms approved and listed by the State Fire Marshal shall be installed in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedrooms, and on each addition story of the dwelling. In existing buildings, alarms may be solely battery operated where alterations or repairs 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. Where more than one smoke alarm is required to be installed, the alarms shall be interconnected in such a manner that the activation of one alarm will activate all the alarms in the individual unit, except where alterations or repairs 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 interconnection without the removal of interior finishes. The alarm(s) shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. See California Residential Code Section R314 for additional information.

Carbon monoxide alarms approved and listed by the State Fire Marshal shall be installed in existing dwellings or sleeping units that have attached garages or fuel-burning appliances as follows: outside each separate dwelling unit sleeping area in the intermediate vicinity of bedrooms and on every level of dwelling unit including basements. 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 walls or ceiling finishes or there is no access by means of attic, basement or crawl space. Where more than one carbon monoxide alarm is required to be installed, the alarms shall be interconnected in a manner that activation of one alarm shall activate all of the alarms in the individual unit, except 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. See California Residential Code Section R315 for additional information.

### **Residential Water Saving Fixtures:**

As of January 1, 2014, SB 407 requires non-compliant plumbing fixtures to be replaced by water conserving plumbing fixtures when a property is undergoing alterations or improvements. This legislation also requires all water closets (toilets) sold or installed on or after January 1, 2014, not to exceed 1.28 gallons per flush.

“Non-compliant plumbing fixture” means any of the following:

- (1) Any toilet manufactured to use more than 1.6 gallons of water per flush.
- (2) Any shower head manufactured to have a flow capacity of more than 2.5 gallons per minute.
- (3) Any interior faucet that emits more than 2.2 gallons per minute.

These safety devices & water saving devices must be installed by the time of final inspection is requested for your project. A City Building Inspector will verify that devices are installed per code prior to final approval of your project.

### **DECLARATION**

For the property located at \_\_\_\_\_, I understand that smoke alarms, carbon monoxide alarms, and water saving fixtures are required in conjunction with my permit. I also understand that the completed Installation Certification below must be received by the City Building Inspector at final inspection. Please note that permits cannot receive final inspection approval without this certification.

**Under penalty of perjury, I acknowledge that I have read and understand the above requirements.**

Signature \_\_\_\_\_

Print Name \_\_\_\_\_

Date \_\_\_\_\_

Relationship to project (please check one):

Property Owner    Authorized Agent for Property Owner    Licensed Contractor    Authorized Agent for Licensed Contractor

### **INSTALLATION CERTIFICATION**

For the property located at \_\_\_\_\_, I have read and understand the above requirements and certify that my residence now has smoke alarms, carbon monoxide alarms, and water saving fixtures installed that comply with the California Residential and Green Building Code. Under penalty of perjury, I hereby affirm that above is true and correct.

Signature \_\_\_\_\_

Print Name \_\_\_\_\_

Date \_\_\_\_\_

Relationship to Project (please check one):  Property Owner    Authorized Agent for Property Owner

*Note: The Installation Certification is typically used when normal access to the interior of the dwelling by the City of Dixon Building Inspector is not achieved during the course of project construction, projects such as re-roofing, re-siding, attached patio covers and the like. When inspections involve the interior of the house an adult must be present at the time of inspection.*



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## **IMPORTANT! NOTICE TO PROPERTY OWNER**

Dear Property Owner:

An application for a building permit has been submitted in your name listing yourself as the builder of the property improvements specified at \_\_\_\_\_ . We are providing you with an Owner-Builder Acknowledgement and Information Verification Form to make you aware of your responsibilities and possible risk you may incur by having this permit issued in your name as the Owner-Builder. **We will not issue a building permit until you have read, initialed your understanding of each provision, signed, and returned this form to us at our official address indicated.** An agent of the owner cannot execute this notice unless you, the property owner, obtain prior approval of the permitting authority.

## **OWNER'S ACKNOWLEDGEMENT AND VERIFICATION OF INFORMATION**

*DIRECTIONS: Read and initial each statement below to signify you understand or verify this information.*

\_\_\_\_ 1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

\_\_\_\_ 2. I understand building permits are not required to be signed by property owners unless they are *responsible* for the construction and are not hiring a licensed Contractor to assume this responsibility.

\_\_\_\_ 3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.

\_\_\_\_ 4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.

\_\_\_\_ 5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars (\$500), including labor and materials, I may be considered an "employer" under state and federal law.

\_\_\_\_ 6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.

\_\_\_\_ 7. I understand under California Contractor's State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless *all* work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.

\_\_\_\_ 8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in the workmanship or materials.

\_\_\_\_ 9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Association, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or [www.cslb.ca.gov](http://www.cslb.ca.gov) for more information about licensed contractors.

\_\_\_\_ 10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity at the following address: \_\_\_\_\_.

\_\_\_\_ 11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.

\_\_\_\_ 12. I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form. Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage.

**Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the agency responsible for issuing the permit. Note: A copy of the property owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify property owner's signature.**

Signature of Property Owner \_\_\_\_\_ Date \_\_\_\_\_