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SMOKE DETECTOR POLICY

ALTERATIONS/REPAIRS/ADDITIONS TO BUILDINGS AND BATTERY STORAGE SYSTEMS

I. BACKGROUND

ORSC R314.2.2 requires that alterations, repairs, and additions that require a permit, that smoke detectors shall be installed in the dwelling in the same manner as new dwelling construction would require. The exceptions to that requirement are work only involving the exterior surfaces of the dwelling or stand-alone permits for repair of plumbing or mechanical systems.

For alterations, repairs and additions requiring a permit, battery powered smoke detectors are allowed in lieu of building wired smoke detectors and interconnection is not required when the wall and ceiling finishes are not removed exposing the structure. (R314.4, R314.6)

Energy storage systems (e.g. Tesla PowerWall) are required by R329 to have a smoke detector or heat detector installed in that space, including garages and be interconnected to the dwelling smoke alarms.

II. GUIDELINES

Electrical permits that are not part of a structural permit or do not involve the interior of the dwelling will not be required to install smoke detectors per R314.2.2.

Energy storage systems that are installed in a location that requires smoke or heat detection per R329.7 are not required to upgrade the smoke detection system in the dwelling that is otherwise compliant with R314.2.2, if the following requirement is met: A wireless heat detector or smoke detector is installed at the ESS system that will activate alarms at each story of the dwelling having sleeping rooms.

III. REFERENCE

ORSC R314.2.2