

Chapter 30

SMOKE DETECTORS

30.01.00 Health, Safety and Welfare

It is hereby deemed necessary for the protection of the health, safety and welfare of the residents of the City of Sandusky to require the installation and maintenance of smoke detectors as hereinafter provided.

30.02.00 Definitions

30.02.01 Dwelling unit – A living unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

30.02.02 Sleeping area – An area of a dwelling unit in which the bedrooms or sleeping rooms are located. Bedrooms or sleeping rooms separated by another use such as a kitchen or living room are separate sleeping areas, but bedrooms or sleeping rooms separated by a bathroom are not separate sleeping areas. Bedrooms or sleeping areas on different floors or levels are separate sleeping areas.

30.02.03 Smoke Detector – A device approved and listed by a recognized independent testing laboratory, which detects visible or invisible particles of combustion other than heat which, when activated, provides an alarm suitable to warn the occupants. A device, not in proper working order, shall be deemed not to be a smoke detector.

30.04.00 Application

All new construction or remodeling within the City of Sandusky shall comply with all Local, State and Federal Regulations then in effect and shall also be subject to the provisions hereinafter contained.

30.05.00 Existing Buildings

All existing residential dwelling units shall within 180 days of the effective date of this Ordinance or at the time of a change in ownership or tenancy or when a structural change or repair is made requiring a Building Permit, whichever shall first occur shall have installed therein a minimum of one (1) smoke detector per sleeping area.

30.06.00 Installation Specifications

30.06.01 Smoke detectors shall be installed outside of but in the immediate vicinity of any sleeping areas within the dwelling unit.

30.06.02 All smoke detectors shall be located on or within twelve (12”) inches of the ceiling. However, all mounted smoke detectors shall not be closer than four (4”) inches from the ceiling and ceiling mounted smoke detectors shall not be closer than four (4”) inches from any wall.

30.06.03 Smoke detectors shall be installed on the high side of sloped ceilings.

30.06.04 A smoke detector may be battery powered or may be connected to the primary power supply of the dwelling unit. However, a battery powered smoke detector shall be designed so as to give a distinctive audible signal prior to the battery becoming incapable of operating the device and shall also contain a manual test button. Provided further that a smoke detector powered by the primary power supply of the dwelling shall be equipped with a visible “Power On” indicator, shall not be installed on a switch circuit and shall be securely fastened at the plug in or cord connection, if any.

30.07.00 Maintenance of Smoke Detector

30.07.01 It shall be the responsibility of the owner of each dwelling unit covered by this Chapter to provide and install all required smoke detectors. At the time of installation all smoke detectors shall be in good working order. This requirement applies to any smoke detectors required to be installed by any other local Ordinance or by State or Federal Law as well as smoke detectors required to be installed by virtue of this Chapter.

30.07.02 It shall be the responsibility of the occupant of any dwelling unit to test and maintain each required smoke detector. Tests shall be made by the occupant not less than once a month for other than battery powered detectors, and not less than once a week for battery powered detectors.

30.07.03 No owner shall be required to test a smoke detector where he or she is not a resident except at the time of a change in residency or tenancy of the dwelling unit.

30.07.04 In the event the occupant of a dwelling unit is not the owner of the dwelling unit, the occupant shall notify the owner of the property of a malfunctioning smoke detector.

30.08.00 Realtor(s)' and Broker(s)' Obligations

It shall be the obligation of a Realtor or Broker to certify to the City of Sandusky that all smoke detectors in a dwelling unit were operable prior to the time of closing. This Chapter shall not be deemed to create any liability upon the part of any Realtor or Real Estate Broker to any private individuals.

30.09.00 Penalty

Any person convicted under this Chapter shall be responsible for a Grade C civil infraction.