

## Subject: Important Notice: Smoke Detector Requirements for Anchor Resort Condominiums

Dear Owners,

In compliance with the Corpus Christi fire code, all condominiums in our complex are required to have working smoke detectors. The Corpus Christi Fire Department is currently focusing its efforts on ensuring compliance at the Anchor Resort. An informational packet is attached to this email.

- Please review the letter from Corpus Christi Fire Marshal, Randy Paige to Anchor Resort condominium owners.

### PLEASE NOTE:

- 1- “For any violations found, the party responsible will be issued a citation for up to \$2,000.00.” The ‘party responsible’ is you, the owner!
  - 2- Also, the letter provides both a ‘required’ and ‘recommended’ option for 10-year sealed battery smoke detectors.
- Please review the Smoke Detectors Installation Guide provided by the Fire Department, which offers detailed instructions on proper installation.
  - **Below is a brief, informal summary of the Installation Guide...**

**Each condo must have a smoke detector installed in the living area and in all sleeping areas, adhering to specific placement guidelines:**

1. **wall mounted smoke detectors: located not further than 12 inches from the adjoining ceiling surface,**
2. **mounted next to forced air HVAC registers: shall not be installed within a 36 in. horizontal path to HVAC register,**
3. **ceiling fans: shall not be installed less than 36 inches from the tips of a bladed, ceiling-suspended fan,**
4. **Kitchen appliances: shall not be installed less than 10 feet horizontally from a permanently installed cooking appliance.**

Thank you for your attention to this important matter.



September 4, 2024

## **FIRE DEPARTMENT**

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Dear Anchor Resort Condominiums,

It has become aware to the Fire Department that many of the smoke detectors are missing throughout the complex.

The building is classified as an R2(Residential) occupancy and smoke detectors are required to be installed and maintained in an operational manner. With the known violations, the International Fire Code 2021 grants the Fire Department authority to inspect inside each individual unit.

Due to the violations, the Fire Inspector will be returning to the property in a timely manner for a full inspection inside each unit for correctly placed and functioning smoke detectors.

For any violation found, the party responsible will be issued a citation for up to \$2,000.

Based on the age of the building, the REQUIRED smoke detectors to be installed would be smoke detectors with a 10-year sealed (battery is non replaceable) battery. This is guidance for any missing, non-functioning, or smoke detectors over 10-years old that need to be replaced.

However, the RECOMMENDED smoke detectors would be smoke detectors with a 10-year sealed battery and wireless interconnection for any unit requiring more than 1 smoke detector. Interconnected smoke detectors began being required in residential construction in 1989, although the interconnection had been provided by AC power and as such an alternative retrofit was not available without construction. The wireless technology advancement has led to the development of battery powered smoke detectors with wireless interconnection. This technology has been on the market for approximately 10 years. "It is best to use interconnected smoke alarms so that when one smoke alarm sounds, they all sound." (National Fire Protection Association, <https://www.nfpa.org/Education-and-Research/Home-Fire-Safety/Smoke-alarms>)

If the property has anyone with hearing deficiencies, the ADA requirements for those individuals would include a strobe light on the smoke detector as well. ADA requirements typically are not enforced on existing buildings, until a request is made by an individual. Unfortunately, the amount of power required for the strobe light there is not a battery powered option currently on the market.

The Fire Department has discussed the requirements and set forth some guidelines with the General Manager if you have any further questions.

Randy Paige  
Fire Marshal  
Corpus Christi Fire Department



# Smoke Detector Installation Guide

## Where Smoke Detectors are Required:

- In all sleeping rooms and guest rooms.
- Outside of each separate dwelling unit sleeping area, within 21 ft of any door to a sleeping room, with the distance measured along a path of travel.
- On every level of a dwelling unit, including basements.
- In the living area(s) of a guest suite.

## Ceiling Mounted

- Smoke alarms or smoke detectors mounted on a peaked ceiling shall be located within 36 in. horizontally of the peak, but not closer than 4 in. vertically to the peak.
- Smoke alarms or smoke detectors mounted on a sloped ceiling having a rise greater than 1 ft in 8 ft horizontally shall be located within 36 in. of the high side of the ceiling, but not closer than 4 in. from the adjoining wall surface.
- For tray-shaped ceilings (coffered ceilings), smoke alarms and smoke detectors shall be installed on the highest portion of the ceiling or on the sloped portion of the ceiling within 12 in. vertically down from the highest point.

## Wall Mounted

- Smoke alarms or smoke detectors mounted on walls shall be located not farther than 12 in. from the adjoining ceiling surface.

## A/C and Heating Vents

- Smoke alarms and smoke detectors shall not be installed within a 36 in. horizontal path from the supply registers of a forced air heating or cooling system and shall be installed outside of the direct airflow from those registers.

## Ceiling Fans

- Smoke alarms and smoke detectors shall not be installed within a 36 in. horizontal path from the tip of the blade of a ceiling-suspended (paddle) fan.

## Near Cooking Appliances

- Ionization smoke alarms with an alarm-silencing switch shall not be installed less than 10 feet horizontally from a permanently installed cooking appliance.
- Photoelectric smoke alarms shall not be installed less than 6 feet horizontally from a permanently installed cooking appliance.

## Near Bathrooms

- Smoke alarms shall be installed not less than 3 feet horizontally from the door or opening of a bathroom that contains a bathtub or shower.

#### Near Stairs

- Where stairs lead to other occupiable levels, a smoke alarm or smoke detector shall be located so that smoke rising in the stairway cannot be prevented from reaching the smoke alarm or smoke detector by an intervening door or obstruction.
- For stairways leading up from a basement, smoke alarms or smoke detectors shall be located on the basement ceiling near the entry to the stairs.