

Princeton Place Buildings

Smoke Detector Concerns:

3.15.2021

There has been discussion & concern from owners about the new Fire Inspectors requirements for additional smoke detectors to be installed to be able to have any plumbing or other permits approved in our buildings.

From research & interview with a local Fire Inspector, here is a summary:

- Code for Multi Family Dwellings has long been that there should be a smoke alarm in each bedroom and outside each bedroom. This has not been enforced in the past in our buildings.
- Collier County is now asking property owners to correct this with any new improvement or repair permits issued.
- The Fire Inspector will be called to your unit by the plumber or whoever else pulls a permit:
 - existing fire alarms outside each bedroom will be tested to be sure they work
 - they are also requiring that there be a smoke alarm in each bedroom.

Q & A:

Do new smoke detector alarms in each bedroom need to be hardwired?

No, they can be battery operated.

Do they have to be installed by an electrician with an electrical permit?

If they are hardwired, yes, electrician would need to install.

If they are battery operated, homeowner or contractor can install them without a permit.

Note: Regular battery operated smoke detectors need battery change at least annually, but it is recommended with each time change

Where should they be placed in bedrooms:

If on a wall, they should be less than 12 inches from the ceiling

Don't put them right next to an air duct, window, or a doorway, which affect air flow.

Vaulted ceilings- it should be within 3 feet of the peak.

Do all smoke alarms in a unit need to be hooked together, so if one goes off, they all sound off?

No, but it is *recommended* for increased safety & ensured occupant alert.

(There are now wireless blue tooth smoke detectors that communicate together with 10yr battery life)

Do they need to be connected to the fire panel in the common electrical room?

No, the fire panel in ground floor electrical room is only wired to respond to common element smoke detectors in the trash room, pump room, elevator room, electrical room, and also fire alarm Pull Stations on the common walkways.

If there is a fire in my unit, do I need to notify fire department?

Yes. This may be done by dialing 911, or by pulling the fire alarm on the walkway outside your unit, which is wired to our fire panel, which automatically notifies the Fire Department.

<https://www.nfpa.org/Public-Education/Staying-safe/Safety-equipment/Smoke-alarms/Installing-and-maintaining-smoke-alarms>