

Chapter 7 – International Property Maintenance Code - Fire Safety Requirements

This is an excerpt from the 2017 NYS Uniform Code Supplement that outlines the adopted changes to 704.2 (Single and Multiple station smoke alarms).

8.21. 2015 IPMC Section 704.2.1 (Where required).

Section 704.2.1 of the 2015 IPMC shall be deemed to be amended to read as follows:

704.2.1 Where required. Existing Group I-1 and R occupancies and dwellings regulated by the 2015 IRC shall be provided with single-station smoke alarms in accordance with Sections 704.2.1.1 through 704.2.1.4. Interconnection and power sources shall be in accordance with Sections 704.2.2 and 704.2.3.

Exception: Group R-2 occupancies used as dormitories, fraternities, sororities and similar student housing and meeting the requirements of Section 907.2.9.3 of 2015 IFC.

8.22. 2015 IPMC Section 704.2.1.2 (Groups R-2, R-3, R-4, and I-1).

Section 704.2.1.2 of the 2015 IPMC shall be deemed to be amended to read as follows:

704.2.1.2 Groups R-2, R-3, R-4, I-1, and other dwellings. Single- or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and I-1 and dwellings regulated by the 2015 IRC, regardless of occupant load at all of the following locations:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
2. In each room used for sleeping purposes.
3. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
4. In each habitable attic that contains habitable space.2.1.3

704.2.1.3 Installation Near Cooking Appliances

Smoke alarms shall not be installed in the following locations unless this would prevent placement of a smoke alarm in a location required by [Section 704.2.1.1](#) or [704.2.1.2](#).

1. Ionization smoke alarms shall not be installed less than 20 feet (6096 mm) horizontally from a permanently installed cooking appliance.
2. Ionization smoke alarms with an alarm-silencing switch shall not be installed less than 10 feet (3048 mm) horizontally from a permanently installed cooking appliance.
3. Photoelectric smoke alarms shall not be installed less than 6 feet (1829 mm) horizontally from a permanently installed cooking appliance.

704.2.1.4 Installation Near Bathrooms

Smoke alarms shall be installed not less than 3 feet (914 mm) horizontally from the door or opening of a [bathroom](#) that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by [Section 704.2.1.1](#) or [704.2.1.2](#).

704.2.2 Interconnection

Where more than one smoke alarm is required to be installed within an individual *dwelling* or *sleeping unit*, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm. The alarm shall be clearly audible in all [bedrooms](#) over background noise levels with all intervening doors closed.

Exceptions:

1. Interconnection is not required in buildings that are not undergoing *alterations*, repairs or construction of any kind.
2. Smoke alarms in existing areas are not required to be interconnected where *alterations* or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or [basement](#) available that could provide access for interconnection without the removal of interior finishes.

704.2.3 Power Source

Single-station smoke alarms shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms with integral strobes that are not equipped with battery backup shall be connected to an emergency electrical system. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection.

Exceptions:

1. Smoke alarms are permitted to be solely battery operated in existing buildings where no construction is taking place.
2. Smoke alarms are permitted to be solely battery operated in buildings that are not served from a commercial power source.
3. Smoke alarms are permitted to be solely battery operated in existing areas of buildings undergoing *alterations* or repairs that 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 that could provide access for building wiring without the removal of interior finishes.

704.2.4 Smoke Detection System

Smoke detectors listed in accordance with UL 268 and provided as part of the building's fire alarm system shall be an acceptable alternative to single- and multiple-station smoke alarms and shall comply with the following:

1. The fire alarm system shall comply with all applicable requirements in [Section 907](#) of the [International Fire Code](#).
2. Activation of a smoke detector in a dwelling or [sleeping unit](#) shall initiate alarm notification in the *dwelling* or [sleeping unit](#) in accordance with [Section 907.5.2](#) of the [International Fire Code](#).
3. Activation of a smoke detector in a *dwelling* or [sleeping unit](#) shall not activate alarm notification appliances outside of the *dwelling* or [sleeping unit](#), provided that a supervisory signal is generated and monitored in accordance with [Section 907.6.5](#) of the [International Fire Code](#).