What safety standards for property improvements are required?

A: **Automatic garage doors** installed on or after January 1, 1991 are required to have an automatic reverse safety device. Further, garage door openers installed on or after January 1, 1993 are required to have a sensor which, when interrupted or misaligned, causes a closing door to open and prevents an open door from closing.

Pools constructed under a permit issued on or after January 1, 1998 need to comply with safety requirements, including one of the following:

- a surrounding barrier at least 60 inches tall;
- removable mesh pool fencing with a self-closing and self-latching gate that is key lockable;
- an approved safety cover;
- an up-to-code surface motion, pressure, sonar, laser, or infrared swimming pool alarm that sounds when it detects accidental or unauthorized entrances into the water; or
- all the doors of the residence providing access to the pool are equipped with exit alarms or a self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor.

All existing **home water heaters** need to be anchored, braced or strapped to prevent displacement due to an earthquake.

Security bars on residential property are required to have release mechanisms for fire safety reasons.

Smoke alarms in residential properties are required to be approved and listed by the State Fire Marshal (SFM). Smoke alarms installed on or after January 1, 2015, whether battery-powered or hardwired, need to:

- display the date of manufacture;
- provide a place where the date of installation can be written; and
- incorporate a hush feature.

Additionally, as of July 1, 2014, the SFM has required all battery-operated smoke alarms to be manufactured with a non-replaceable battery that lasts at least ten years.

Operable hardwired and battery-operated smoke alarms which were SFM-approved and listed when installed prior to these dates are considered compliant and do not need to be replaced until they no longer work. Local ordinance may require sooner replacement.

Carbon monoxide detectors approved by the SFM are also required for any single family home which contains a fossil-fuel burning appliance, heater or fireplace or an attached garage.

The existence of these minimum standards is noted by the seller and their agent on the Transfer Disclosure Statement (TDS).

Your Name/Team Name

CalBRE Lic#
555.555.5555
youremail@mail.com
yourwebsite.com

Extra contact information
(Delete if not needed)

YourCompanyLogo