



Bureau of Fire Prevention
40 Summit Drive • Hilton Head Island, SC 29926
843-682-5100 • Fax 682-5146

Memo

To: Property Owners/Property Managers
From: Joheida Fister, Fire Marshal
Re: Smoke Detectors

Smoke detectors are required by the International Fire Code to be installed in the following areas of each apartment regardless of if the unit is owner occupied or rented.

1. Each unit in each room used for sleeping purposes, and
2. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.

In addition if your units are being rented you are required by South Carolina state law to provided the following

- **SECTION 5-25-1330.** Responsibility of owner of dwelling to supply and install smoke detectors in rental dwellings and housing; instructions for operation of detectors; notice of deficiencies in detectors; repair or replacement of detector.

(A) The owner of a dwelling is responsible for supplying and installing the smoke detectors in rental dwellings and housing and shall provide the tenant at the time the tenant takes possession of the dwelling written or verbal instructions, or both, for testing the detectors and replacing batteries in battery-powered detectors.

(B) The tenant of a rental dwelling shall notify the owner in writing of any deficiencies in the performance of the smoke detectors. The owner must be considered notified upon delivery of the written notice at the place of business of the owner through which the rental agreement was made or at any place held out by him as the place of receipt for the payment of rent or other communications.

(C) Upon written notification by the tenant that a smoke detector is deficient, the owner shall repair or replace the detector within fifteen days. No obligation is created hereby for the owner to replace or repair a detector that he determines upon visual inspection or testing has been deliberately tampered with, damaged, or destroyed by the tenant or any person authorized to reside in the residence by the tenant and notifies the tenant in writing of these findings. The owner may repair or replace a detector that he determines has been deliberately tampered with, damaged, or destroyed by the tenant or any person authorized by the tenant to reside in the residence and may assess against the tenant the actual cost of the repair or replacement of the detector.

(D) No obligation is created hereby for the owner to provide batteries for battery-powered detectors allowed under Section 5-25-1320.

If you have any questions or need assistance please contact our Public Education Officer at 843-682-5141.