

Requirements for Certificate of Smoke Detector, Carbon Monoxide Alarm and Fire Extinguisher Compliance

The State of New Jersey requires that you obtain a Certificate of Smoke Detector, Carbon Monoxide Alarm and Fire Extinguisher Compliance in order to sell, rent, or lease a home. It is the responsibility of the owner/seller to get this certification.

SMOKE DETECTOR COMPLIANCE

The type of smoke detectors required for a Certificate of Compliance will depend on the type of smoke detectors that were required at the time the home was built.

Working smoke alarms for all years are required to be on every level (including basement) and within 10 feet of the sleeping room doors.

Prior to 1978 - A minimum of battery operated smoke alarms on each level of the home.

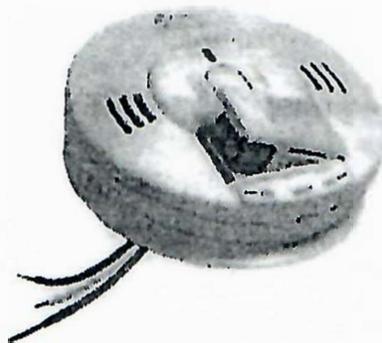
NOTE: If you have done any alteration or addition to home, you should have upgraded your alarms.

1978-1983 - Electric hardwire alarms installed in homes on each level,

1984-1990 - Requires interconnected electric smoke alarms with battery backups on each level.

1991 to present - Interconnected electric smoke alarms with battery backups on each level and in **all bedrooms.**

Interconnected detectors = One detector is activated, the rest of the detectors throughout home sound



Test all smoke detectors before inspection date.

.. Replacing electric smoke detectors with battery operated smoke detectors is prohibited. Defective interconnected smoke detectors must be replaced with compatible detectors. u

Where to place Smoke Detectors

Smoke detectors shall be mounted on the ceiling at least 4 inches from the wall or on the wall with the top of the detector not less than 4 inches or more than 12 inches below the ceiling at its highest point.

Basement area: The basement smoke detector shall be installed in the basement, within 10 feet of the stairway. The detector shall not be located in the stairway. If installed on an open joists ceiling, the detector shall be placed on the bottom of the joists.

Living area and/or First Floor: The living area smoke detector shall be installed in the living room and/or near the stairway leading to the upper level. The detector shall not be located in the stairway.

Bedroom areas: The bedroom areas smoke detector shall be located in the hall or area outside the bedrooms, within 10 feet of any bedroom door. In units with more than one bedroom area or with bedrooms on more than one floor, a detector is required within 10 feet of each bedroom. For homes built from 1992 to present, smoke detectors are required in every bedroom.

Attic area: Finished attics only. The attic area smoke detector shall be located in the attic near the stairway from the floor below. Remember if there is a bedroom in the attic the detector must be within 10 feet of the bedroom door.

Two Family Homes: Common area hallways and stairs must have smoke detectors at each landing.

Where NOT to place Smoke Detectors

- Within 5 feet of a kitchen
- Within 3 feet of ceiling fan blades or an attic fan
- Within 3 feet of a door leading to a bathroom containing a shower or tub
- Within 3 feet of an air supply vent
- Within 1 foot of a light fixture
- Smoke Detectors are NOT to be painted

CENTRAL STATION MONITORED ALARM SYSTEMS

If you have a central station monitored fire alarm system you will need to have the alarm system certified as operational by a licensed NJ Fire Protection Contractor prior to the inspection of the Fire Marshal's office.

CARBON MONOXIDE ALARM (CO) REQUIREMENTS

A Carbon Monoxide Alarm is required in all 1 and 2 family dwellings that contain any fuel-burning device/appliance and/or have an attached garage.

Carbon Monoxide Alarms must meet the following requirements

- May be electric operated or battery operated
- Must be installed on each sleeping level
- Must be installed in hallway within immediate vicinity of every bedroom door
- Combination Smoke/ Carbon Monoxide Alarms are permitted and must be installed meeting the requirements for Smoke Detectors.

FIRE EXTINGUISHER REQUIREMENTS

At least one portable fire extinguisher shall be installed in all one and two family dwellings upon change of occupancy.

The Fire Extinguisher(s) must meet the following requirements

- The extinguisher shall be listed, labeled, charged, and operable
- The size shall be no smaller than 2A:10B:C, rated for residential use and weigh no more than 10lbs. **(See back page for illustrated example)**
- The hangers or brackets supplied by the manufacturer must be used
- The extinguisher must be located within 10 feet of the kitchen
- The top of the extinguisher must not be more than 5 feet above the floor
- The extinguisher must be visible and in a readily accessible location, free from being blocked by furniture, storage, or other items
- The extinguisher must be near a room exit or travel path that provides an escape route to the exterior
- The extinguisher must be accompanied by an owner's manual or written information regarding the operation, inspection, and maintenance of the extinguisher, and
- The extinguisher must be installed with the operating instructions clearly visible.

If you are purchasing a new fire extinguisher for the sale of your home, and have questions as to where to mount the extinguisher, please ask our office for additional information. Our staff will be happy to guide you on how to locate the best option for mounting the extinguisher.

New fire extinguishers are not required to be serviced and tagged, as long as the seller or agent can provide proof of purchase or receipt.

10-year sealed battery smoke alarms be installed in homes built before January 1, 1977.

TRENTON, NJ – The New Jersey Department of Community Affairs' (DCA) Division of Fire Safety is informing residents of a new smoke alarm regulation, effective January 1, 2019, which requires 10-year sealed battery smoke alarms be installed in homes built before January 1, 1977. The requirement includes one- and two-family dwellings, motel rooms, and housing units in rooming houses. The State's Uniform Construction Code requires all homes built after January 1, 1977 to have alternating current (AC) hardwired alarms installed inside the dwellings, and those homes are not affected by the new regulation.

"The importance of working smoke alarms cannot be overstated," said Lt. Governor Sheila Y. Oliver, who also serves as DCA Commissioner. "They are essential for quickly detecting a fire and providing an early warning to occupants to allow them to safely escape. The key to early detection is having functioning smoke alarms and the 10-year sealed batteries will help keep them reliably working longer to prevent injury and save more lives."

The most common cause of a smoke alarm not functioning is the lack of a working battery. Often, the battery is removed so it can be used somewhere else or the battery no longer has the necessary charge. Batteries are also removed to prevent nuisance alarms from cooking. For this reason, DCA's Division of Fire Safety proposed and adopted regulations that require the use of 10-year sealed battery type smoke alarms. This technology precludes an individual from removing the battery, thus maintaining a working alarm. Also, the 10-year sealed battery smoke alarms are designed to last 10 years and be replaced. Utilizing this new technology to ensure a working smoke alarm will go a long way to reducing fire injuries and deaths.

One- and two- family dwellings will need to comply with these new requirements prior to sale or change of occupancy. Local fire inspectors will check for these new alarms during routine annual inspections in motels and rooming houses. Regardless of the age or condition of smoke alarms currently installed, all affected alarms must be replaced with 10-year sealed battery smoke alarms. Violation notices will be issued to property owners where the 10-year sealed battery smoke alarms are not installed. Local fire officials and property owners are encouraged to work together to establish a reasonable timetable for compliance.

This new requirement does not apply to low voltage alarm systems, alternating current (AC) hardwired alarms and Carbon Monoxide alarms. Combination Carbon Monoxide alarm and smoke alarm single station devices are required to be of the 10-year sealed battery type.