



BOROUGHS OF RUMSON & FAIR HAVEN

Division of Fire Safety & Fire Prevention
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N.J. Uniform Fire Code Update

N.J.A.C. 5:70-4.19

Smoke alarms for one- and two-family dwellings; carbon monoxide alarms; and portable fire extinguishers

Smoke Alarms:

- (a) In one- and two-family or attached single family dwellings subject to the requirements of N.J.A.C. 5:70-2.3, smoke alarms shall be installed as follows:
1. On each level of the premises, and
 2. Outside each sleeping area, in the vicinity of the bedrooms

One- and Two-family Dwelling Sub code (N.J. IRC/2015)

R314.1 General, Smoke Alarms shall comply with NFPA 72 and Section R341

R314.3 Location, Smoke Alarms shall be installed in the following locations,

1. In each sleeping room
- (b) The smoke alarms required in (a) above shall be located and maintained in accordance with NFPA 72
1. The alarms shall not be required to be interconnected.
- (c) Ten-year sealed battery-powered single station smoke alarms shall be installed in accordance with ANSI/UL 217. However, A/C-powered single or multiple-station smoke alarms shall not be replaced with battery-powered smoke alarms.
1. A/C-powered smoke alarms shall be accepted as meeting the requirements of this section

Carbon Monoxide Alarms:

- (d) Carbon monoxide alarms shall be installed in all dwelling units in buildings in one- and two-family or attached single family dwellings, *except for units in buildings that do not contain a fuel-burning device or have an attached garage*, as follows:
1. Single station carbon monoxide alarms shall be installed and maintained in the immediate vicinity of the sleeping area(s)
 2. Carbon monoxide alarms may be battery-operated, hard-wired or of the plug-in type and shall be listed and labeled in accordance with UL-2034 and shall be installed in accordance with the requirements of this section and NFPA-720.

Secondary Power Source:

- (e) P.L.2025, c.19 requirements apply to one- or two-family and attached single family dwellings upon a change of occupancy and are as follows;



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1. A structure used or intended for use for residential purposes must have a label installed within 18 inches of the main electrical panel and electrical meter warning of the dangers associated with secondary power sources.
2. Secondary power sources include:
 - i. Permanently installed combustion generators,
 - ii. Solar panels,
 - iii. Battery storage systems, or
 - iv. Any other supplemental source of electrical energy to the primary power supply
3. Label must be marked with wording similar to "CAUTION: MULTIPLE SOURCES OF POWER."
4. Label may not be hand written
5. Label compliant with ANSI Z535.4 will meet the requirements of this law.

Fire Extinguishers (optional):

- (f) A portable fire extinguisher shall be installed in accordance with the following:
1. The extinguisher shall be within 10 feet of the kitchen and located in the path of egress.
 2. The extinguisher shall be readily accessible and not obstructed from view.
 3. The extinguisher shall be mounted using the manufacturer's hanging bracket so the operating instructions are clearly visible.
 4. The extinguisher shall be an approved listed and labeled type with a rating of 2A-10B:C and no more than 10 pounds.
 5. The owner's manual or written operating instructions shall be provided during inspection and left for the new occupant.
 6. The extinguisher shall be serviced and tagged by a certified Fire Safety Contractor within the past 12 months or the seller/landlord must have a receipt for a recently purchased extinguisher.
 7. The top of the extinguisher shall not be mounted more than five feet above the floor.