

## **PLEASE READ BEFORE INSPECTION**

### **IMPORTANT INFORMATION**

#### **SMOKE ALARM REQUIREMENTS**

**\*PLEASE NOTE\*** Effective **January 1, 2019**: Pursuant to the New Jersey Fire Code, all battery-operated (*not wired*) smoke alarms must be the 10 year sealed battery type unit. This type of Smoke Alarm must be in place at time of inspection in order to receive a Certificate of Compliance. Non-sealed battery units (9 volt, AAA, etc.) will no longer be accepted. ***This will primarily affect homes built prior to January 1977.***

The type of smoke alarms required will depend on the type of smoke alarms that were required at the time of original construction.

- **Prior to January 1977** = Battery operated smoke alarms-must be 10 year sealed battery type.
- **January 1977 – September 1978** = Electric Smoke Alarm on each sleeping level. Battery operated Smoke Alarm on all other levels-sealed battery types.
- **October 1978 – January 1983** = Electric Smoke Alarms on sleeping level and basement. Battery Operated Smoke Alarms on all other levels-sealed battery type
- **February 1983 – July 1984** = Electric Smoke Alarms on all levels
- **August 1984 – February 1991** = Electric Smoke Alarms on all levels. All Smoke Alarms must be interconnected
- **March 1991 – Present** = Electric Smoke Alarms on all levels and inside each bedroom. All Smoke Alarms must be interconnected. All Smoke Alarms must be equipped with battery back-up

**Replacing electric smoke alarms with battery-operated smoke alarms is not permitted.**

Defective interconnected smoke alarms must be replaced with compatible alarms or when not possible, all interconnected alarms must be replaced to meet the requirements.

**PLACEMENT OF SMOKE ALARMS**

Ceiling smoke alarms must be at least 4” from the wall, wall mounted smoke alarms must be at least 4” and no more than 12” from the ceiling.

- A smoke alarm is required within the immediate vicinity of every bedroom door. If a level has more than one sleeping area, smoke alarms are required in each sleeping area.
- The smoke alarm installed on the basement level and all levels without a sleeping area must be located in close proximity to the stairway leading to the floor above.
- Smoke alarms must be properly mounted and secured to the ceiling or wall according to manufacturer specifications.

**WHERE NOT TO PLACE SMOKE ALARMS**

- Within 5 feet of a kitchen (cooking vapors)
- Within 3 feet of an attic fan or the tips of a ceiling fan blades.
- Within 3 feet of the door leading to a bathroom containing a tub or shower (steam).
- Within 3 feet of an air supply vent (supply or air flow)
- Within 1 foot of a light fixture.

**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 or have an attached garage.

- May be electric operated or battery operated.

- Must be installed on each sleeping level.
- Must be installed in the hallway within the immediate vicinity of every bedroom door.

### **CENTRAL STATION MONITORED ALARM SYSTEMS**

- The alarm system must be certified as operational by a licensed NJ Fire Protection Contractor prior to inspection by this office. Provide documents of successful inspection at time of inspection.
- An inspection by this office is required in order to ensure the proper placement of detectors

### **FIRE EXTINGUISHERS**

- The extinguisher shall be within 10 feet of the kitchen and located in the path of egress
- The extinguisher shall be readily accessible and not obstructed from view;
- The extinguisher shall be mounted using the manufacturer's hanging bracket so the operating instructions are clearly visible
- The extinguisher shall be an approved listed and labeled type with a minimum rating of **2A-10B:C** and no more than 10 pounds **(THE BIGGER ONE)**
- The owner's manual or written operation instructions shall be provided during the inspection and left for the new occupant
- The extinguisher shall be serviced and tagged by a certified Division of Fire Safety contractor within the past 12 months or the seller must have a receipt for a recently purchased extinguisher
- The top of the extinguisher shall not be more than five feet above the floor.