

TOWNSHIP OF EAST AMWELL
1070 ROUTE 202/31
RINGOES, NJ 08551
908-782-8536 x10

**CERTIFICATION OF SMOKE DETECTOR,
CARBON MONOXIDE DETECTOR,
AND FIRE EXTINGUISHER COMPLIANCE**

FOR THE SALE, RENTAL OR CHANGE OF OCCUPANCY OF A 1 OR 2 - FAMILY DWELLING

Block: _____ Lot: _____ Address: _____

Owner/ Agent: _____

Telephone: _____

The certificate will be left with the Owner/ Agent at the time of inspection.
YOU MUST HAVE THIS DOCUMENT WITH YOU AT THE TIME OF CLOSING.

OFFICE USE ONLY

\$50.00 Received from: _____ Date: _____

Cash: _____ Check: _____ Received by: _____

OFFICE USE ONLY

This serves notice that the above referenced property was inspected and complies with the regulations concerning smoke detector and carbon monoxide as per N.J.A.C. 5:70-4.19 of the NJ Uniform Fire Safety Code and complies with the Division of Fire Safety regulations concerning fire extinguishers as per N.J.S.A. 52:27D-198.1. This certificate shall remain in effect for ninety (90) days from the date of issuance, and does not imply a warranty.

- Smoke Detector on each level of dwelling including basement; excluding attic or crawl space
- Smoke Detector outside each separate sleeping area
- All smoke detectors in working order and not older than 10 years from the date of manufacture
or older than the expiration date prescribed by the manufacturer
- Carbon Monoxide detector(s) in working order and near each sleeping area
- Fire extinguisher(s) in working order and meet all Division of Fire Safety requirements

Enforcement Officer: _____ Date of Inspection: _____

ALL HOMES MUST MEET THE FOLLOWING REQUIREMENTS FOR:
Certification of Smoke Detector, Carbon Monoxide Alarm and Fire Extinguisher

The application fee is \$50.00

Inspections are required for the sale, rental or change of occupancy of a 1 or 2 - family dwelling. The inspection will check for the proper placement and operation of smoke detectors and carbon monoxide alarms as well as the required fire extinguisher. The inspection is required by the New Jersey Uniform Fire Code.

STATE OF NEW JERSEY REQUIREMENTS FOR SMOKE DETECTORS

Electric (120 volt) hard wired smoke detectors are required in the immediate vicinity of each sleeping area and in the basement area. Battery powered smoke detectors can be added to meet the new requirement for each level of the structure. The Smoke Detectors located outside each sleeping area(s) and the basement **MUST BE ELECTRIC (120 volt) HARD WIRED UNITS.**

Built Prior to 1977

All one- and two-family residences constructed before **1977** must have smoke detectors located on each level of the structure and outside each separate sleeping area in the immediate vicinity of the bedrooms.

Note -

If the one- or two-family residence was constructed before **1977** the required smoke detectors can be either electric hard wired or battery powered type.

Built from January 1, 1977 – February 21, 1983

If the one- or two-family residence was constructed between **1977 and 1983**, an electric (120 volt) hard wired smoke detector is required in the immediate vicinity of each sleeping area. Battery powered smoke detectors can be added to meet the new requirement for each level of the structure.

Note –

Hardwired detectors are not to be replaced or substituted with battery operated smoke detectors.

Built from February 22, 1983 – April 30, 1993

If the one- or two-family residence was constructed between **1983 and 1993**, electric (120 volt) hard wired, interconnected smoke detectors are required on each level of the structure and outside each separate sleeping area in the immediate vicinity of the bedrooms. **ALL SMOKE DETECTORS MUST BE ELECTRIC (120 volt) HARD WIRED AND INTERCONNECTED UNITS. IF ONE DETECTOR ACTIVATES ALL DETECTORS SOUND AN ALARM.**

1993 to Present

If the one- or two-family residence was constructed between **1993 and present**, electric (120 volt) hard wired interconnected units with battery backup power must be installed in all bedrooms, outside of each separate sleeping area, and on every level of the structure. **NO EXCEPTIONS.**

NOTE: Household fire Alarm Systems - the household fire alarm system shall provide the same level of smoke detection and alarm as required by this section for smoke alarms in the event the fire alarm panel is removed or the system is not connected to a central station.

Household fire alarm systems require 2 inspections.

1. NJ Chapter law 27D Title 52 requires that the central alarm system be certified operational by a licensed Fire Protection Contractor.

2. An inspection to insure proper placement of detectors by the local enforcing agency.

Hardwired and dual powered hardwired smoke detectors are not to be replaced or substituted with battery operated smoke detectors. Original configuration must be maintained.

WHERE TO LOCATE SMOKE DETECTORS:

Detectors are to be located on every level of a residence, (basement, first floor, second floor) excluding crawl spaces and unfinished attics, and in every separate sleeping area, between sleeping areas and living areas such as the kitchen, garage, basement or utility room. In homes with only one sleeping area on one floor, a detector is to be placed in the hallway outside each sleeping areas as shown in Figure 1. in single floor homes with two separate sleeping areas, two detectors are required, outside each sleeping areas as shown in Figure 2. In multi-level homes, detectors are to be located outside sleeping areas and at every finished level of the home as shown in Figure 3. Basement level detectors are to be located in close proximity to the bottom of basement stairwells as shown in Figure 4. **Smoke detectors shall not be older than 10 years from the date of manufacture or older than the expiration date prescribed by the manufacturer.** Detectors are to be Installed and Maintained in accordance with NFPA 72 and listed in accordance with ANSI/UL 217.

WHERE NOT TO LOCATE DETECTORS:

To avoid false alarms and/or improper operation, avoid installation of smoke detectors in the following areas:

Kitchens-smoke from cooking may cause nuisance alarm.

Bathrooms -excessive steam from a shower may cause a nuisance alarm.

Near forced air ducts-used for heating or air conditioning-air movement may prevent smoke from reaching detector.

Near furnaces of any type-air and dust movement and normal combustion products may cause a nuisance alarm.

The 4 inch "Dead Air" space where the ceiling meets the wall, as shown in Figure 5.

The peak of an "A" frame type of ceiling-"Dead Air" at the top may prevent smoke from reaching detector.

FURTHER INFORMATION ON DETECTOR PLACEMENT:

For further information about detector placement consult the National Protection Association's Standard No. 74-1984, titled "Household Fire Warning Equipment." This publication may be obtained by writing to the Publication Sales Department, National Fire Protection Association, Batterymarch Park, Quincy, MA. 02269.

CARBON MONOXIDE ALARMS are to be located in every separate sleeping area per NFPA 720 and manufacturer's recommendations.

Must be installed in all single- or two-family dwelling unit(s) that contain a fuel-burning device or have an attached garage.

Single station carbon monoxide alarms shall be installed and maintained in the immediate vicinity of the sleeping area(s). Within 10 feet of bedroom doors or one in each bedroom.

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 NJAC5:70-4.19 and NFPA-720.

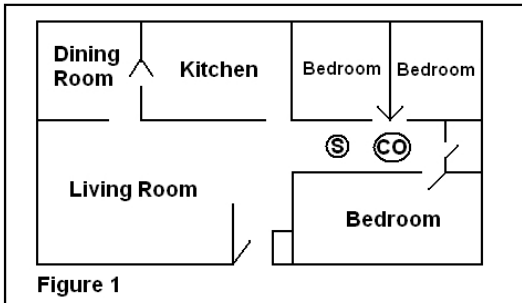


Figure 1

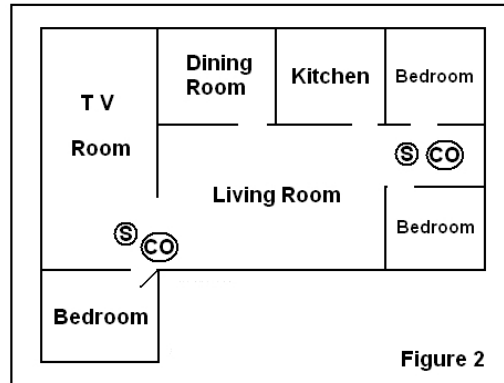


Figure 2

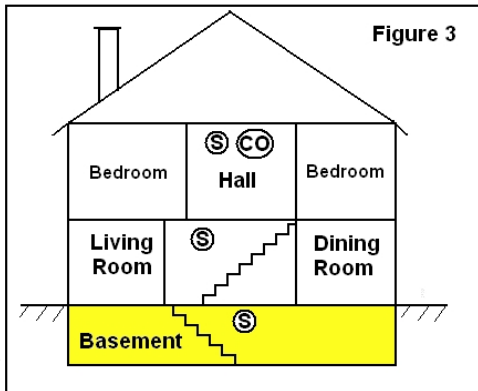


Figure 3

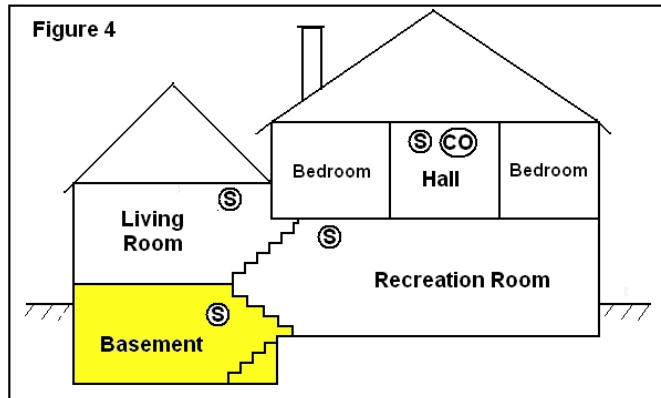


Figure 4

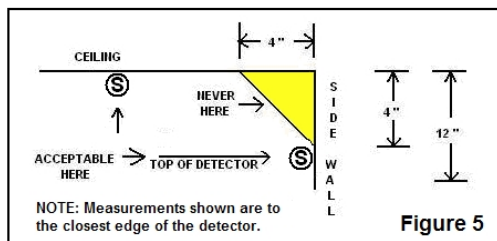


Figure 5

(S) SMOKE DETECTOR (CO) CARBON MONOXIDE ALARM

**DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF FIRE SAFETY
MEMORANDUM**

TO: ALL LOCAL ENFORCING AGENCIES

FROM: LOUIS KILMER, CHIEF- BUREAU OF FIRE CODE ENFORCEMENT

SUBJECT: REQUIREMENTS FOR FIRE EXTINGUISHERS IN ONE- AND TWO-FAMILY DWELLINGS

DATE: NOVEMBER 15, 2005

The Legislature amended and enacted P.L.1991, c. 92 (C.52:27D-198.1), requiring that all one and two- family dwellings at a change of occupancy be provided with a portable fire extinguisher, in addition to the requirements for smoke and carbon monoxide detectors. This provision does not apply to seasonal rental units. This act was signed into law on April 14, 2005 with an effective date of November 1, 2005.

The regulations were recently made available for public comment. The comment period has ended and the final adoption of the regulations will appear in the New Jersey Register in the near future. The Division of Fire Safety is advising all local enforcing agencies to enforce the regulations; using the guidelines below.

The requirements for the type and placement of the extinguishers are as follows:

- 1.) At least one portable fire extinguisher shall be installed in all one- and two- family dwellings (except seasonal rental units) upon change of occupancy;
- 2.) The extinguisher shall be listed, labeled, charged, and operable;
- 3.) The size shall be no smaller than 2A:10B:C, rated for residential use and weigh no more than 10 lbs;
- 4.) The hangers or brackets supplied by the manufacturer must be used;
- 5.) The extinguisher must be located within 10 feet of the kitchen;
- 6.) The top of the extinguisher must not be more than 5 feet above the floor;
- 7.) The extinguisher must be visible and in a readily accessible location, free from being blocked by furniture, storage, and other items;
- 8.) The extinguisher must be near a room exit or travel path that provides an escape route to the exterior;
- 9.) The extinguisher must be accompanied by an owner's manual or written information regarding the operation, inspection, and maintenance of the extinguisher; and
- 10.) Lastly, the extinguisher must be installed with the operating instructions clearly visible.

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.

Until the proposed regulations have been adopted, the statute should be cited for enforcement purposes. The correct citation is N.J.S.A. 52:27D-198.1.

If you have any questions regarding the implementation of this act or its specific requirements, please contact our Local Assistance Unit at 609-633-6112.