

ATTENTION

EFFECTIVE JANUARY 1, 2019 ANY
BATTERY POWERED SMOKE ALARM
INSTALLED IN A ONE AND/OR TWO
FAMILY DWELLING OR WITHIN A
DWELLING UNIT OF A MULTIPLE
DWELLING BUILDING SHALL BE A

**TEN YEAR SEALED BATTERY-
POWERED SINGLE STATION
SMOKE ALARM**

LISTED IN ACCORDANCE WITH ANSI/UL
217.



PLACEMENT OF SMOKE DETECTORS AND FIRE EXTINGUISHERS FOR ONE AND TWO FAMILY RESIDENCES

The New Jersey State Uniform Safety Act, N.J.S.A.52:27D-198.1 states:

A structure used or intended to be used for residential purposes by not more than two households, shall have a smoke-sensitive alarm device on each level of the structure and outside each separate sleeping area in the immediate vicinity of the bedrooms and located on or near the ceiling in accordance with the National Fire Protection Association standard No. 74-1984. The smoke sensitive device shall be tested and listed by a product certification agency recognized by the Division of Fire Safety.

***** IMPORTANT INFORMATION *****

***** Since 1984, any "new" one or two family home built in the State of New Jersey was required to install electric "hard-wire interconnected" smoke detection as per the Uniform Construction Code. A "low-voltage supervised smoke detection system" may be installed in lieu of the hard wired system, but shall remain in working order and supervised by a central station alarm company. A test report and central station confirmation for the low voltage system shall be required and presented to the CCO inspector.**

Any home built prior to 1984 can have battery powered smoke detectors.

WHERE TO PLACE SMOKE & CARBON MONOXIDE DETECTORS

Basement area: The basement smoke detector shall be installed in the basement within 10 feet of the bottom of the basement stairway. If installed on an open joists ceiling, the detector shall be placed at the bottom of the joists. For finished ceilings see note below.

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.

Bedroom areas: The bedroom areas smoke detector shall be located in the hall of the area outside of 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. **"CARBON MONOXIDE DETECTORS ARE ONLY REQUIRED WITHIN 10' OF BEDROOMS."**

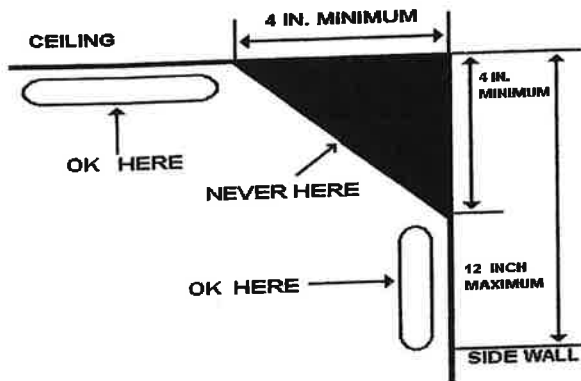
Finished attics only: The attic area smoke detector shall be located in the attic near the stairway from the floor below. The detector shall be placed as noted below. Remember if there is a bedroom in the attic the detector must be within 10 feet of the bedroom door.

NOTE: Smoke detector 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 from the ceiling at its highest point.

Smoke Detectors shall not be placed in the following locations:

- Within 5' of a kitchen
- Within 3' of an attic fan, air handler return, a/c or heat vent or the tip of ceiling fan blades.
- Within 3' of a bathroom door

The following images are provided to aide in the placement of your devices:



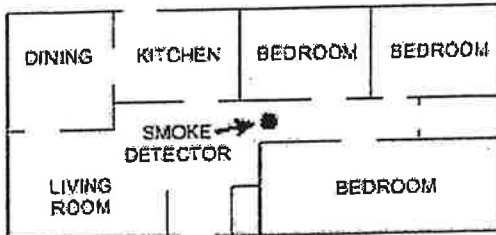
The following are the most common items the inspection will address other than smoke and carbon monoxide detectors:

1. Smoke detectors cannot be more than 10 years old.
2. There is no sump pump or any unauthorized water connection to the sanitary sewer.
3. All open construction permits are inspected, approved and closed.
4. The general visual inspection reveals any item that could be considered hazardous or an imminent danger.

Please consult the following diagrams, which show where detectors are required for certain houses:

CENTRALIZED BEDROOMS

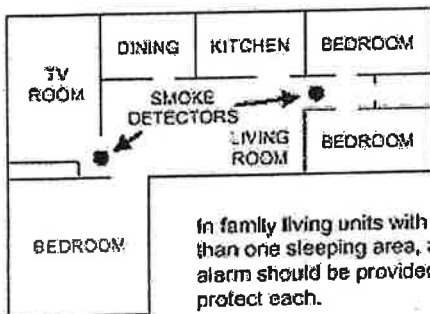
Shall have a minimum of (1) smoke detector and (1) carbon monoxide detector within (10) feet of each sleeping area. (Combo units are acceptable)



A smoke alarm should be located between the sleeping area and the rest of the family living unit.

NON-CENTRALIZED BEDROOMS

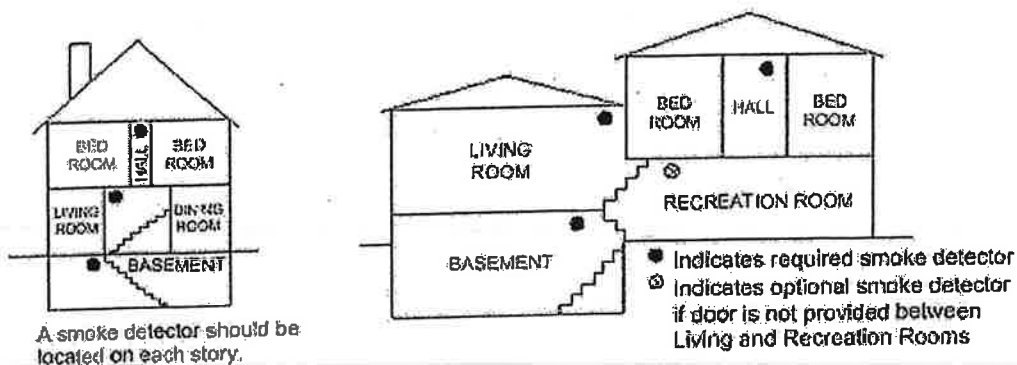
Shall have a minimum of (1) smoke detector and (1) carbon monoxide detector within (10) feet of each sleeping area. (Combo units are acceptable)



In family living units with more than one sleeping area, a smoke alarm should be provided to protect each.

MULTI-LEVEL HOMES

Shall have a minimum of (1) smoke detector on each level. If there are multi-level bedrooms, (1) carbon monoxide detector required within (10) feet of each sleeping area.



A smoke detector should be located on each story.

● Indicates required smoke detector
 ⊙ Indicates optional smoke detector if door is not provided between Living and Recreation Rooms



Regulations for Fire Extinguishers on All Sales and Rentals of Residential Dwellings

The New Jersey Division of Fire Safety has implemented regulations regarding the installation of Fire Extinguishers, at the change of occupancy, in all residential dwelling units which are sold, leased, or rented, effective November of 2005.

Please note the following regulations and installation requirements which shall be followed:

1. One fire extinguisher shall be installed upon the change of occupancy.
2. The fire extinguisher shall be listed, labeled, charged, and operable.
3. The size of the fire extinguisher shall be a minimum of 5 pounds and not greater than 10 pounds, "ABC" extinguisher for residential use. Classification 2-A:10-B:C
4. The fire extinguisher must be installed on the hanger or bracket supplied by the manufacturer.
5. The fire extinguisher shall be located in the kitchen or visible within 10 feet of the kitchen and in the path of egress.
6. The top of the fire extinguisher must not be higher than five feet from the floor.
7. The fire extinguisher must be visible, and in a readily accessible location, free from obstructions (Furniture, storage, or other items)
8. The fire extinguisher must be placed near a room exit or travel path that provides an escape route to the exterior of the home.
9. The fire extinguisher must be accompanied by an owner's manual or written information regarding the operation, inspection, and maintenance of the unit.
10. The fire extinguisher must be installed with the operating instructions and labeling clearly visible.

Fire extinguishers are to be MOUNTED and in plain site within 10 feet of the kitchen. They should NOT be placed in cabinets or closets where they can be blocked.

For further information on SMOKE DETECTORS, CARBON MONOXIDE DETECTORS and FIRE EXTINGUISHER PLACEMENT, consult the DIVISION OF FIRE SAFETY in TRENTON, NEW JERSEY.