

## **SMOKE DETECTOR REQUIREMENTS**

**Homes built prior to 1977** did not require any original detector requirements. One smoke detector on each level is required. These detectors are to be located at the bottom of the basement stairwell as well as the bottom of each stairwell leading to the next level. A detector is also needed to be located no more than 10 feet from any bedroom within the home. The smoke detector can be battery operated and does not need to be interconnected.

**Homes built under the 1978 or 1981 code** were originally built with one electric smoke detector on the sleeping and basement levels. These detectors were not interconnected. To pass an inspection both the original smoke detectors must be working and an additional detector must be added to each level not equipped with a detector as per locations found in the above 1977 requirement. Additional detectors may be battery operated.

**Homes built under the 1984 through 1992 code** require electrically powered smoke detectors on every level as originally built in the home. All installed detectors must be working properly to pass an inspection.

**Homes built under the 1993 code** require an electric powered smoke detector on every level, in the vicinity of any sleeping area (hallway) and in every bedroom. They are all interconnected so that the activation of one sounds all of the alarms. All detectors require a battery backup. This system must be in proper working order to receive a compliance certificate.

Existing hardwired smoke and CO detectors that are not properly working cannot be replaced with a battery operated smoke detector. The higher level of protection has to be adhered to.

**PLEASE TEST YOUR SMOKE DETECTORS PRIOR TO THE INSPECTION TO SAVE  
COSTLY RE-INSPECTIONS.**

## **FIRE EXTINGUISHER REQUIREMENTS**

In accordance with New Jersey Department of Community Affairs Division of Fire Safety - The New Jersey Legislature amended and enacted P.L. 199,c.92 (C.52:27d-198.1 and 5:70-4.19), requiring that all one and two family dwellings at a change of occupancy be provided with a portable extinguisher, in addition to the requirements for smoke and carbon monoxide detectors. This provision has an effective date of November 1, 2005.

The type and placement of the extinguishers are as follows:

1. At least one new 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 **2A10BC**, 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, or 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.
10. Lastly, the extinguisher must be installed with the operating instructions clearly visible.

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

## **CARBON MONOXIDE DETECTOR REQUIREMENTS**

Battery or 110 Volt Carbon Monoxide Detectors can be installed in homes built up to the 1993 Code. These detectors need to be installed within 10 feet of any bedroom. Homes built from the 1993 Code and after are required to be electrically powered with a battery back-up as well as being at least 10 feet from any bedroom