

REQUIREMENTS – SMOKE CERTIFICATION FOR RESALE OR RENTAL PROPERTIES IN LOPATCONG TOWNSHIP

N.J.A.C. 5:70-2.3 states before any residential structure is sold, leased or otherwise made subject to change of occupancy for residential purposes, the owner shall obtain a Certificate of Smoke Detector & Carbon Monoxide Alarm Compliance.

All homes built without a renovation before 1990 require the following:

- One smoke detector on each level of the home
- One smoke detector/carbon monoxide detector in hallway or room located within ten feet from bedroom doorways

All homes built and/or that have added an addition after 1990 require the following:

- One interconnected smoke detector on each level of the home, including basement
- One interconnected smoke detector in each bedroom
- One smoke detector/carbon monoxide detector in hallway or room located within ten feet from bedroom doorways

N.F.P.A. 72 (2007 Edition), Paragraph 11.3.3.5 states:Smoke Detectors shall not be installed within three feet from the tip of a suspended ceiling fan or within three feet from supply registers of a forced air heating or cooling system.

N.J.S.A. 52:27D-198.1 states:Extinguisher (2A:10B:C) must be installed and require the following:

- Mounted within ten feet of the kitchen-located in the exit or travel path
- Mounted not more than five feet from the floor
- Mounted with manufacturer hangers/brackets
- Owners manual for extinguisher must be present
- Extinguisher is listed, labeled, charge and operable

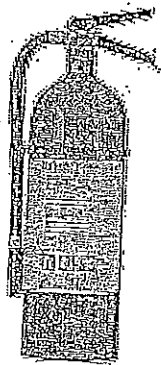
Fee for inspection: \$50.00 – scheduled 10 business days prior to change of occupancy
\$100.00 – scheduled 4-10 business days prior to change of occupancy
\$150.00 – scheduled less than 4 days prior to change of occupancy

INSPECTORS: KEVIN MAGUIRE

SCHEDULE AN APPOINTMENT PLEASE CALL EILEEN APPLE – 908/859/3355 EXT 232

NOTE: Prior to the smoke certification, any smoke detector 10 years old or older shall be replaced. If the original detector is hard wired, then the replacement shall be hard wired. If the original detector is battery operated, then the replacement shall be battery operated. To determine, the age of the detector, remove the detector from its based, and flip it over and the date is on the back. Any detector that does not have a date stamped on the back of the detector is already over ten years old.

NOTE: Carbon monoxide detectors can be battery operated only, electric plug-in type with a battery back-up or the detector can be hard-wired combination unit (both smoke and CO detector). The battery operated only, electric plug-in type with a battery back-up will need to be replaced every seven years. The combination Smoke/CO detector will need to be replaced every 10 years.



2A-10BC Fire Extinguisher

Height = ~16"; Diameter = ~4.5"; weight = 5 lbs