

CERTIFICATE OF SMOKE ALARM, CARBON MONOXIDE ALARM AND PORTABLE FIRE EXTINGUISHER COMPLIANCE

N.J.A.C 5:70-2.3 States: Before any one and two-family or attached single family structure is sold, leased or otherwise made subject to change of occupancy for residential purposes, the owner shall obtain a certificate of smoke alarm, carbon monoxide alarm and portable fire extinguisher compliance.

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

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

NOTE: Prior to the smoke certification, any smoke alarm 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 base, 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.

Effective January 1, 2019: ALL SMOKE AND CARBON MONOXIDE DETECTORS SHALL HAVE A TEN-YEAR SEALED BATTERY-POWERED DETECTOR INSTALLED, REGARDLESS WHETHER HARD WIRED OR BATTERY OPERATED.

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.

N.F.P.A. 72 (2007 Edition), paragraph 11.3.3.5 states: Smoke alarms 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.A.C 5:70-4.19 states: A portable fire extinguisher shall be installed in accordance with the following:

- 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-10BC and weighs no more than 10 pounds;
- The owner's manual or written operation instructions shall be provided during the inspection and left for the new owner;
- 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.



2A-10BC Fire Extinguisher

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

Fees 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 business days prior to change of occupancy

The certificate of smoke alarm, carbon monoxide alarm and portable fire extinguisher compliance is only valid for 30 days from the date of issue.

Inspector: Kevin C. Maguire

Schedule an appointment: Please call EILEEN APPLE @ 908-859-3355 Ext 232