

# **TOWNSHIP OF LONG HILL FIRE PREVENTION BUREAU**

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

### **N.J.A.C 5:70 - 2.3 REQUIREMENTS FOR THE INSTALLATION OF SMOKE AND CARBON MONOXIDE DETECTORS IN ONE AND TWO FAMILY DWELLINGS**

Be advised it is a violation of the State Law if ownership or occupancy changes prior to the issuance of a CSDCMAC certification and a \$500.00 penalty per N.J.A.C.5: 18-2.128 **PLUS** \$500.00 per N.J.A.C.5: i 8-2.12(a) will be levied.

1. All smoke alarms shall bear a label showing the alarm has been tested in accordance with Underwriters Laboratories Standard 217.
2. All smoke alarms shall be either battery operated or permanently wired to a non-switchable circuit of the house current. Plug in cord connected units are permitted if a restraining device is used at the plug-in and the outlet is not controlled by a wall switch. **NOTE:** Effective January 1, 2019, all single station smoke alarms installed in residential occupancies **MUST** be the **10 year sealed battery** smoke alarms.

Does NOT Apply to UCC Approved Hard  
Wire Installations

3. **Smoke alarms/detectors installed through the building department (new construction/renovation and a certificate of occupancy was issued) must be maintained to the same level of the certificate of occupancy upon resale/lease. Any portion of an existing system not serviceable or repairable shall be replaced. \*Battery operated smoke detectors are not acceptable replacements.**
4. Smoke alarms/detectors shall be replaced with like models if they are 10 years old.
5. All equipment shall be installed in a workmanlike manner.
6. All equipment shall be so located that accidental activation will not be caused by jarring or vibration. **\*No Double sided tape is permitted to be used for mounting equipment.**
7. All equipment shall be affixed to the wall or ceiling surface in accordance with the manufacturer's recommendations.
8. At least one smoke alarm/detector shall be installed on each level of the dwelling. If there are separate sleeping areas on any level, additional alarms/detectors are required in the immediate vicinity of each separate sleeping area. (Within 10 feet). If built after 1991 one (1) smoke alarms/detector in each bedroom.
9. The preferable location for smoke alarm/detectors is on the center of the ceiling. Where this is impractical, wall mounting is acceptable. Ceiling mounted alarms/detectors shall be at least 4 inches from any side wall or other downward projection. For wall mounted units the top of the detector shall be within 4 and 12 inches of the ceiling.
10. Smoke alarms/detectors in room with ceiling sloped greater than 1 foot rise per 8 feet horizontal shall be located at the high side of the room.

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11. Smoke alarms/detectors are not to be installed in stairways.
12. A smoke alarm/detector installed in the basement or to protect a level without a separate sleeping area shall be located in close proximity to the stairway leading to the floor above.
13. Smoke alarms/detectors installed to protect a separate sleeping area shall be installed outside of, but in the immediate vicinity of, the sleeping area. (Within 10 feet)
14. Smoke alarms/detectors are not required in crawl spaces or in unfinished attic spaces.

### Low Voltage Central Alarm Systems

Many homeowners have installed either at the time of construction or at a later point, a low voltage hardwired or wireless fire detection system, which is acceptable under the Code.

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.

#### **Also the Low Voltage Central system must meet the following conditions.**

1. Where a household fire alarm system is installed, it shall become a permanent fixture of the occupancy, owned by the homeowner;
2. The system shall be monitored by an approved supervising station and shall be maintained in accordance with NFPA 72;
3. A monitoring contract from the supervising company;
4. A testing and service company contract which provides maintenance, inspection, and testing per NFPA 72 for Household Fire Alarm Systems; and
5. Smoke detectors shall be installed in the locations specified in the uniform building code in affect at the time the Certificate of Occupancy was issued.
6. At least one (1) audible notification device (Horn/Bell) must be on each level of the structure.

If any of the 6 conditions listed above are not adhered to, it would be considered a violation of the fire code and would be required to be corrected prior to a certificate of compliance being issued

Note: Combination smoke and carbon monoxide detectors shall be permitted to be installed in fire alarm systems in lieu of smoke detectors, provided that they are listed in accordance with UL 268 and UL 2075.

### **MINIMUM SMOKE ALARM/DETECTOR PLACEMENT**

**BASEMENT:** One at the bottom of the stairs to first floor.  
One within 10' of a bedroom (if any).

**FIRST FLOOR:** One at the bottom of the stairs to second floor.  
One within 10' of a bedroom (if any). If built after 1991 also need one in each bedroom

**SECOND FLOOR:** One at the top of the stairs from first floor.  
One within 10' of a bedroom. If built after 1991 also need one in each bedroom (if any).

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**THIRD FLOOR:** One at the top of the stairs from the second floor.  
One within 10' of a bedroom. If built after 1991 also need one in each bedroom (if any)

**ATTIC:** No detector needed if the attic is not finished.

Please note that any smoke detection device that is in place at the time of inspection must be operational. In other words, either it needs to work or it needs to be removed, but when you remove it you need to be cognizant of the fact that a like type device may need to be installed.

## PORTABLE FIRE EXTINGUISHER

1. The code requires at least one portable fire extinguisher shall be installed in all one and two-family dwelling units (except seasonal rental units) upon change of occupancy or resale;
2. The extinguisher shall be listed, labeled, charged and operable;
3. Installed in the kitchen area or within 10 feet of the kitchen on the way to an exterior exit;
4. It must be in a visible location, readily accessible, free of from being blocked by furniture, storage, or other items and not in a closet or behind a door;
5. The extinguisher must be permanently installed using the manufacturers supplied brackets. The top of the extinguisher must not be more than 5 feet above the floor and the bottom not closer than 4 inches to the finished floor;
6. The fire extinguisher must be rated for residential use, consisting of a Multi-purpose Dry Chemical, A:B:C type; minimum rating of 2A-10BC, and be no larger than a 10 pound fire extinguisher;
7. Have a date on the label and/or stamped on the bottom of the cylinder that is within one year of this inspection. An older extinguisher meeting the rating requirements must have an up to date service tag from an approved fire extinguisher service company certifying it is in working condition.
8. The extinguisher must be accompanied by an owner's manual or written information regarding the operation, inspection, and maintenance of the extinguisher; and
9. The extinguisher must be installed with the operating instructions clearly visible.

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

Example of a Service Tag form with fields for business name, address, phone, and inspection dates.

Example of a Service Tag



1A-10BC  
not Acceptable



2A-10BC - ABC Dry Chemical



**Certificate valid for 6 months from date of issue.**

## **CARBON MONOXIDE DETECTOR PLACEMENT**

\*Detectors must be installed outside of the bedroom or sleeping area, within 10' of bedroom doors.

## **CARBON MONOXIDE ALARMS**

### **2-1.1.1**

Carbon monoxide alarms or detectors should be installed in any family living unit containing fuel burning appliances or fireplace or having an attached garage.

### **2-1.1.2**

A carbon monoxide alarm or detector should be centrally located outside of each sleeping area in the immediate vicinity of the bedrooms. Where bedrooms are separated and the audibility of the alarm or the detector to occupants within the bedroom area could be seriously impaired, more than one unit could be needed. Each alarm or detector should be located on the wall, ceiling, or other location as specified in the installation instructions that accompany the unit.

**\*DETECTORS MUST BE INSTALLED OUTSIDE OF THE BEDROOM OR SLEEPING AREA, WITHIN 10' OF BEDROOM DOORS.**

### **2-1.2**

Each alarm should cause the operation of an alarm notification appliance that should be clearly audible in all bedrooms over background noise levels and with all intervening doors closed.

### **2-1.3**

In a household occupied by one or more hearing impaired persons, each initiating device should cause the operation of a visible alarm signal(s) in accordance with 2-3.2.3

**NOTE: Dwellings with existing fire detection and carbon monoxide systems installed through the building department (new construction/renovation and a certificate of occupancy was issued) must be maintained to the same level of the certificate of occupancy upon resale/lease. Any portion of an existing system not serviceable or repairable shall be replaced. \*Battery operated smoke detectors are not acceptable replacements. \*Appointments are scheduled every 30 minutes – If the owner or agent is late the appointment must be rescheduled and is subject to a higher permit fee!**

**Certificate valid for 6 months from date of issue.**

**CERTIFICATE OF SMOKE ALARM, CARBON MONOXIDE ALARM AND  
FIRE EXTINGUISHER COMPLIANCE FEE:**

RECEIVED more than 10 business days = \$50.00  
Reinspection Fee = \$25.00

RECEIVED four to ten business days =\$90.00  
Reinspection Fee = \$50.00

RECEIVED fewer than four business days=\$161.00  
Reinspection Fee = \$100.00

Appointments are scheduled based upon availability:  
To schedule an appointment please call: 908-647-8000 x 210

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**Maximum Time Required by Inspector to Wait.**

The Inspector performing the inspection called for herein shall only be required to wait ten (10) minutes after his arrival to complete the inspection. If the person ordering the inspection does not appear to let the Fire Inspector into the property to be inspected within ten (10) minute period, then the owner or person requesting the inspection must then request a new inspection and shall pay an additional fee for a re-inspection

**Certificate valid for 6 months from date of issue.**

# Revised 1/2018

## Examples of locations

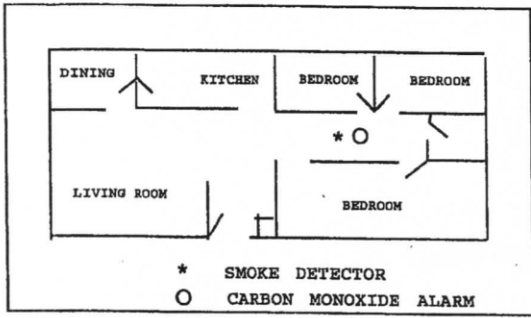


Figure 1

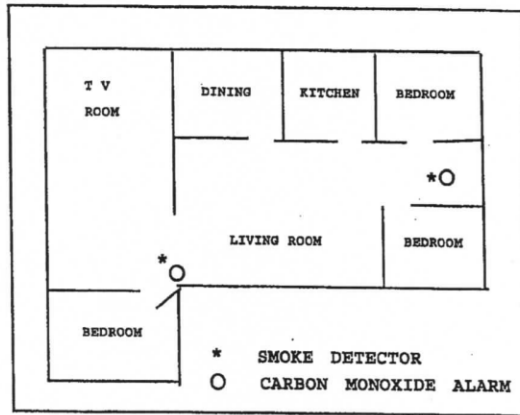


Figure 2

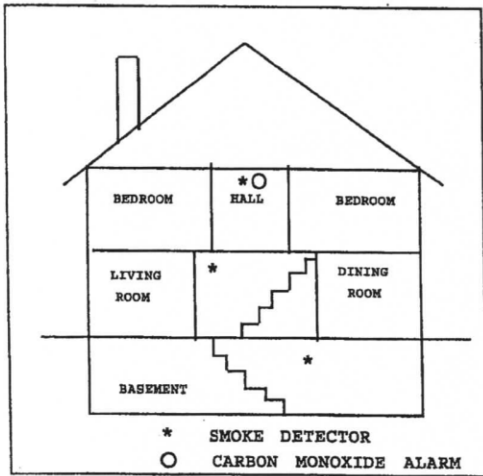


Figure 3

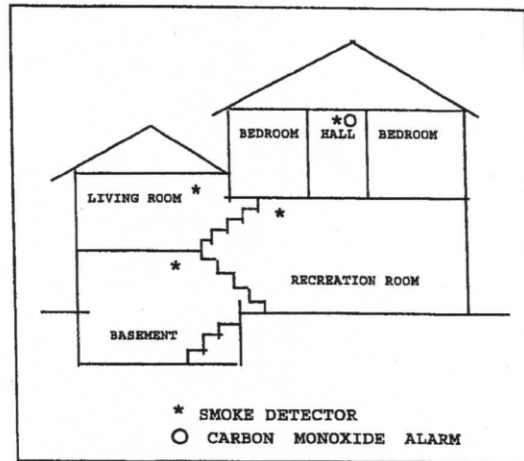


Figure 4

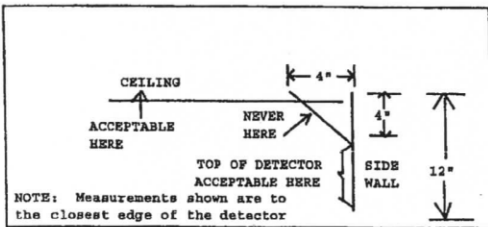


Figure 5