

Smoke Detectors for Residential Dwellings When and what is required.

Built Prior to 1977

There were no smoke detector requirements. If no smoke detector upgrades have been done, then one-battery-operated smoke detector is required on each level including the basement.

Built from January 1, 1977 – February 21, 1983

These dwellings were built with an electric smoke detector on every level including the basement. They were interconnected. The original smoke detector system must be working.

Built from May1, 1993 – Present

These dwellings were built with interconnected electric smoke detectors with battery backup. This system will be tested from the electrical system and the battery system. Please be prepared to turn off the electrical breaker for the battery test. Detectors are located on every level including the basement, in the vicinity of the sleeping areas, and in every bedroom. The original smoke detector system must be working.

Additional Information:

When a dwelling has undergone a modification or increase in size that would have required an upgrade in the smoke detector system, the new system must be in working order.

Ceiling mounting of smoke detectors is best. 6 inches of clearance is required around the smoke detectors for better air current and detection of smoke.

The rules regarding a split-level dwelling allows you to eliminate a smoke detector on one level when there is a smoke detector on the level above and no intervening doors between the levels.

Do not locate battery operated smoke-detectors within 5 feet of the kitchen or bathroom.

Portable Fire Extinguisher Compliance
(N.J.A.C. 5:70-2.3, 2.9 and 4.10)
As of March 5, 2007

At least one portable fire extinguisher shall be installed in all residential dwellings upon change of occupant.

The fire extinguisher must meet the following criteria:

1. The fire extinguisher must be rated for residential use consisting of an **ABC type**.
2. **No larger than a 10 pound** rated fire extinguisher.
3. **Mounted within 10 feet** of the kitchen.
4. Must be at least 4 ½ inches off the ground and no higher than 5 feet.
5. Can be mounted within a cabinet.

Requirement for Carbon Monoxide (CO) Detectors

N.J. State law now requires that any dwelling that contains a fuel burning appliance, fireplace, woodstove, or an attached garage upon sale, lease, rental (change of occupancy), be equipped with a Carbon Monoxide (CO) detector. No construction permit is required for their installation, unless they are permanently connected to the home's electrical wiring. These detectors are available from most hardware stores, home-centers, department stores, and discount stores. Detectors may be battery operated, plug-in, or hard wired either battery backup. Detectors must be installed (if not already) before making an appointment with our office.

CO detectors shall be centrally located in the hallway within 10 feet of the bedroom doors or one in each bedroom. The detectors may be ceiling or wall mounted and installed in a competent manner and in accordance with the manufacturer's instructions. All detectors shall be located and mounted so that jarring or vibration will not cause accidental operation. All detectors shall be supported independently of their attachment wires.

******PLEASE NOTE DETECTORS DO EXPIRE******

To test your detectors, press the test button. The detector should emit a series of beeps, followed by a brief pause, then another series of beeps. One beep is not sufficient; it must be a series of beeps.