

N.J.A.C. 5:70-4.19

(Smoke & Carbon Monoxide Alarm and Fire Extinguisher requirements in One & Two Family Homes)

Smoke Alarms: Must be installed on each level of the home including all basements and finished attic spaces (Not required in crawl spaces or unfinished attics). Also, must be installed outside each separate sleeping area. Any hardwired or interconnected alarms installed as part of the homes original construction or a rehabilitation project must be maintained. In all other instances, **10 year sealed battery-powered** single station smoke alarms listed in accordance with ANSI/UL 217 will be accepted as meeting the requirements.

Carbon Monoxide Alarms: Must be installed in all homes with a fuel-burning device (ex.: Gas Hot Water Heater, Gas or oil furnace/boiler, wood burning or gas fireplace) or any home with an attached garage. Alarm devices must be installed and maintained in the immediate vicinity of all sleeping areas. Carbon Monoxide alarms may be hardwired, battery operated or plug-in type. All accepted devices must be listed and label in accordance with UL-2034.

Portable Fire Extinguishers: Extinguishers must be approved listed and labeled with a minimum rating of 2A-10B:C and no more than 10 pounds. They shall be mounted no more than 5 feet above the floor, using the manufacturer's hanging bracket, on a path of egress within 10 feet of the kitchen. The must be maintained readily accessible and not obstructed from view. The owner's manual or written operation instructions shall be present during inspection and left for the new occupant. Extinguishers shall either be new(proof of sales receipt required) or serviced and tagged by an authorized Division of Fire Safety contractor within the last 12 months.

The Smoke/Carbon Monoxide Certificate in accordance with NJAC 5:70-4.19, will be issued as part of the CCO inspection upon inspection and verification by the inspector that these requirements have been met. Any questions regarding the above requirements, please contact the Code Enforcement Office at 732-462-4903