

# **Smoke Detector and Carbon Monoxide Fire Extinguisher Guidelines**

To all Applicants

The State of New Jersey requires (code N.J.A.C.5: 70-2.3) (a) before any Use Group R-3 or R-4 structure is sold, leased, or otherwise made subject to change of occupancy for residential purposes, the owner shall obtain a certificate of smoke detector and carbon monoxide alarm compliance CSDCMAC, evidencing compliance with N.J.A.C. 5:70-4.19 from the appropriate enforcing agency.

N.J.A.C. 5-70-2.3 (a) 3. The owner, or authorized agent of the owner, shall apply for a CSDCMAC on a form provided by the enforcing agency, also the appropriate fee, as set forth in N.J.A.C.5-70-2.9 (d).

1.Requests received more than 10 business days prior to the change of occupant: \$35.00

2.Requests received four (4) to ten (10) business days prior to the change of occupant: \$70.00

3.Requests received fewer than four (4) business days prior to the change of occupant: \$125.00

The fire extinguisher statute is N.J.S.A.52: 27D-198.1, requiring that all one-and two family dwellings at a change of occupancy be provided with a portable fire extinguisher, in addition to the requirements for smoke and carbon monoxide detectors. This provision does not apply to seasonal rental units. This act was signed into law on April 14,2005 with an effective date of November 1,2005.

Guttenberg Fire Prevention must receive applications before 12:00 pm (noon) to be considered a business day, after 12pm, the next business day will be counted.

## Fire Extinguisher Guidelines

The requirements for the type and placement of the extinguishers are as follows;

1. At least one portable fire extinguisher shall be installed in all one and two family dwellings upon change of occupancy;
2. The extinguisher shall be listed, labeled, charged, and operable;
3. The size shall be no smaller than 2A: 10B:C rated for residential use and weigh no more than 10lbs;
4. The hangers or brackets supplied by the manufacturer must be used;
5. The extinguisher must be located within 10 feet of the kitchen;
6. The top of the extinguisher must not be more than 5 feet above the floor;
7. The extinguisher must be visible and in a readily accessible, free from being blocked by furniture, storage, or other items;
8. The extinguisher must be near a room exit or path that provides an escape route to the exterior;
9. The extinguisher must be accompanied by an owner's manual or written information regarding the operation, inspection, and maintenance of the extinguisher;
10. Lastly, the extinguisher must be installed with the operating instructions clearly visible.

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

### **Where to locate detectors:**

Detectors are to be located on every level of residence, (basement, first floor, second floor) excluding crawl spaces and unfinished attics, and in every separate sleeping area, between sleeping areas and living areas such as the kitchen, garage, basement or utilities room.

In homes with only one sleeping area on one floor, a smoke detector and carbon monoxide detector or a combination detector is to be placed in the hallway outside and within ten (10) feet of the bedrooms as shown in Figure 1.

In single floor homes with two separate sleeping areas, two smoke detectors and carbon monoxide detectors are required, outside and within ten (10) feet of each sleeping areas as shown in Figure 2. Again two combination detectors can be used.

In multi-level homes, smoke detectors and carbon monoxide detectors are to be located outside and within ten (10) feet of sleeping areas, smoke detectors at every finished level of the home as shown in Figure 3.

Basement level detectors are to be located in close proximity to the bottom of basement stairwells as shown in Figure 4.

### **Where Not To Locate Detectors:**

To avoid false alarms and/or improper operation, avoid installation of smoke detectors in the following areas:

- Kitchens- smoke from cooking may cause a nuisance alarm

- Bathrooms- excessive steam from a shower

- Near forced air ducts used for heating and air conditioning, air movement may prevent smoke from reaching detectors.

- Near furnaces of any type, air and dust movement and normal combustion products may cause a nuisance alarm.

- The 4inch "Dead Air" space where the ceiling meets the wall, shown in Figure 5.

Further information on placement of smoke detectors consult the National Protection Association's Standard No. 74-1984, titled "Household Fire Warning Equipment" For carbon monoxide alarms, their publication is Recommended Practice # 720, NFPA 720 and the manufacturer's recommendations.