

**Washington Township
Office of Fire Prevention
43 Schooley's Mountain Road
Long Valley, New Jersey 07853
Direct: 908-876-8637**

***Requirements for Certificate of Smoke Alarm, Carbon Monoxide Alarm, and Portable Fire Extinguisher
Compliance Inspections (CSACMAPFEC)
(Resale, rental, change in occupants or ownership)***

SMOKE DETECTOR REQUIREMENTS

Homes built prior to 1977 did not require any original detector requirements. One smoke detector on each level is required. These detectors are to be located at the bottom of the basement stairwell as well as the bottom of each stairwell leading to the next level. A detector is also needed to be located no more than 10 feet from any bedroom within the home. The smoke detector can be battery operated and does not need to be interconnected.

Homes built under the 1978 or 1981 code were originally built with one electric smoke detector on the sleeping and basement levels. These detectors were not interconnected. To pass an inspection both the original smoke detectors must be working and an additional detector must be added to each level not equipped with a detector as per locations found in the above 1977 requirement. Additional detectors may be battery operated.

Homes built under the 1984 through 1992 code require electrically powered smoke detectors on every level as originally built in the home. All installed detectors must be working properly to pass an inspection.

Homes built under the 1993 code require an electric powered smoke detector on every level, in the vicinity of any sleeping area (hallway) and in every bedroom. They are all interconnected so that the activation of one sounds all of the alarms. All detectors require a battery backup. This system must be in proper working order to receive a compliance certificate.

N.J.A.C. 5:70-4.19(c) Ten-year sealed battery-powered single station smoke alarms shall be installed and shall be listed in accordance with ANSI/UL 217, incorporated herein by reference,. However, A/C-powered single or multiple-station smoke alarms installed as part of the original construction or rehabilitation project shall not be replaced with battery-powered smoke alarms. The effective date of this subsection shall be January 1, 2019.

Additional Information:

- In accordance with NFPA 72, smoke detectors over 10 years of age from manufactures date shall be replace.
- Detectors must be installed (if not already) before making an appointment with our office.
- All detectors shall be located and mounted so that jarring or vibrations will not cause accidental operation. All detectors shall be supported independently of their attachment wires.\
- Existing hardwired smoke and CO detectors that are not properly working cannot be replaced with a battery operated smoke detector. The higher level of protection has to be adhered to.
- 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.
- Do not locate battery operated smoke detectors within 5 feet of kitchen or bathroom

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

**PLEASE TEST YOUR SMOKE DETECTORS PRIOR TO THE INSPECTION TO SAVE COSTLY
RE-INSPECTIONS.**

CARBON MONOXIDE DETECTOR REQUIREMENTS

Battery or 110 Volt Carbon Monoxide Detectors can be installed in homes built up to the 1993 Code. These detectors need to be installed within 10 feet of any bedroom. Homes built from the 1993 Code and after are required to be electrically powered with a battery back-up as well as being at least 10 feet from any bedroom.

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PORTABLE FIRE EXTINGUISHER REQUIREMENTS

N.J.A.C. 5:70-4.19(e) A portable fire extinguisher shall be installed in accordance with the following:

1. The extinguisher shall be within 10 feet of the kitchen and located in the path of egress;
2. The extinguisher shall be readily accessible and not obstructed from view;
3. The extinguisher shall be mounted using the manufacture's hanging bracket so the operating instructions are clearly visible;
4. The extinguisher shall be an approved listed and labeled type with a minimum rated of 2A-10B:C and no more than 10 pound;
5. The owner's manual or written operational instructions shall be provided during the inspection and left for the new occupants;
6. The extinguisher shall be serviced and tagged by a certified Division of Fire Safety contactor within the past 12 months or the seller must have a receipt for a recently purchased extinguishers; and
7. The top of the extinguisher shall not be more than five feet above the floor.

Inspection Fees

All checks Payable to Washington Township

Requests for inspection received more than 10 business days prior to change in occupant: \$40

Requests for inspection received fewer 4 to 10 business days prior to change in occupant: \$70

Requests for inspection received fewer than 4 days prior to change in occupant: \$125

Note: Re-inspections for Mansfield

Additional Inspections after first inspection fails of one and two above shall be an additional \$30

Additional Inspections after first inspection fails of three above above shall be an additional \$50