Millville Fire Department Bureau of Fire Safety
Chief Michael Lippincott
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Tel: 856-327-3334 - Fax: 856-327-2319

CERTIFICATE OF SMOKE DETECTOR AND CARBON MONOXIDE ALARM AND PORTABLE FIRE EXTINGUISHER COMPLIANCE

THE LAW

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

NJAC 5:70 -2.3(a) States Before any use group R-3 or R-4 (Single or 2 family) Structure is **SOLD, LEASED** , or otherwise made subject to **CHANGE OF OCCUPANCY** for residential purposes, the owner shall obtain a certificate of Smoke Detector, Carbon Monoxide Alarm, and Portable Fire Extinguisher Compliance (CSDCMA&PFEC), evidencing compliance with NJAC 5:70-4.19

1. All smoke detectors shall bear a label showing the detector has been tested in accordance with Underwriters Laboratories Standard 217. TEN-YEAR SEALED BATTERY-POWERED

2. All smoke detectors shall be either ten-year sealed 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.

3. All equipment shall be installed in a workmanlike manner.

4. 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.**

5. All equipment shall be affixed to the wall or ceiling surface in accordance with the manufacturer's recommendations.

6. At least one smoke detector shall be installed on each level of the dwelling. If there are separate sleeping areas on any level, additional detectors are required in the immediate vicinity of each separate sleeping area. (Within 10 feet)

7. The preferable location for smoke detectors is on the center of the ceiling. Where this is impractical, wall mounting is acceptable. Ceiling mounted 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.

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8. Smoke detectors in room with ceiling sloped greater that 1 foot rise per 8 feet horizontal shall be located at the high side of the room.

9. Smoke detectors are not to be installed in stairways.

10. A smoke 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.

11. Smoke 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)

12. Smoke detectors are not required in crawl spaces or in unfinished attic spaces.

SMOKE DETECTOR PLACEMENT LAW

WHEN AND WHAT IS REQUIRED

Built Prior to 1977 -All one or two family residences must have smoke detectors located on each level of the structure (including the basement) and outside each separate sleeping area in the immediate vicinity of the < bedrooms.

Built from January 1977 to February 21,1983 - The one or two family residence was constructed with an electric (120 volt) hard wired smoke detector in the immediate vicinity of each sleeping area and in the basement. Battery powered smoke detectors can be added to meet the new requirement for each level of the structure. The smoke detector outside the sleeping area(s) and basement **MUST BE ELECTRIC 120 VOLT HARD WIRED UNITS**. They do not need to be interconnected.

Built from February 22, 1983 and April 30, 1993 - The one or -two family residence was constructed with electric (120 volt) hard wired multi-station smoke detectors interconnected in the immediate vicinity of each sleeping area and on each level including the basement.

Built from May 1, 1993 and present - The one or two family residence was constructed with, electric(120 volt) multi-station hard wired interconnected units with battery backup power, installed in all bedrooms, outside of each separate sleeping area, and on every level of the structure including the basement.

NO EXCEPTIONS.

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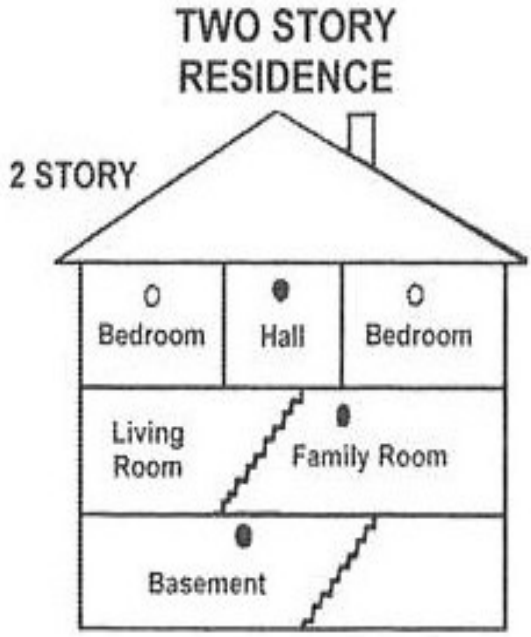

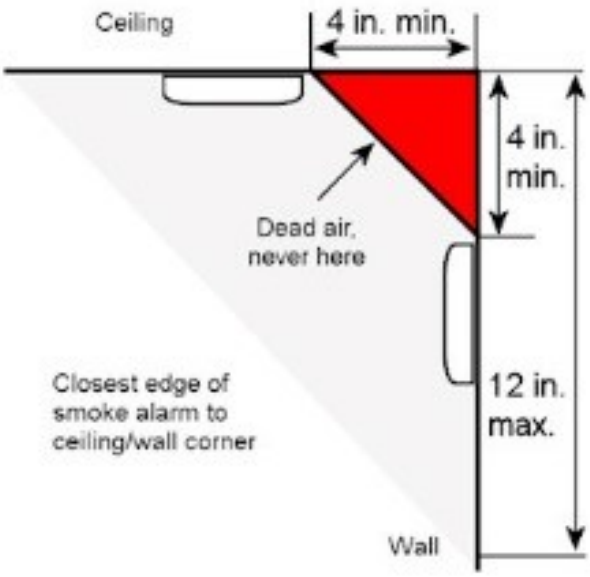

CARBON MONOXIDE DECTECTOR PLACEMENT

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

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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 areai n 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 must be replaced.**

***Battery operated smoke detectors are not acceptable replacements.**

PORTABLE FIRE EXTINGUISHER

1. **The extinguisher must be located within 10 feet of the kitchen;**

2. **The top of the extinguisher must not be more than 5 feet above the floor;**

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3. **The extinguisher must be visible and in a readily accessible location free of from being blocked by furniture, storage, or other items;**

4. **The extinguisher must be near a room exit or travel path that provides an escape route to the exterior;**

5. **At least one portable fire extinguisher shall be installed in all one and two family dwellings (except seasonal rental units) upon change of occupancy;**

6. **The extinguisher shall be listed, labeled, charged and operable;**

7. **The size shall be no smaller than 2A:10B:C, rated for residential use and weigh no more than 10 pounds;**

8. **The hangers or brackets supplied by the manufacturer must be used;**

9. **The extinguisher must be accompanied by an owner's manual or written information regarding the operation, inspection, and maintenance of the extinguisher; and**

10. **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.

***Appointments are scheduled every 20 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