

CSACMAPFEC Regulations

SMOKE ALARM REQUIREMENTS TEST AND CLEAN YOUR SMOKE ALARMS BEFORE INSPECTION DATE CHECK BELOW INFORMATION TO ENSURE YOUR SMOKE ALARMS MEET MINIMUM REQUIREMENTS

There are different types of smoke alarms:

1. Battery operated smoke alarms-must be 10 year sealed, non-replaceable, battery type
2. Electric smoke alarms – must be dated within 10 years
3. Electric smoke alarms with interconnection – must be dated within 10 years
4. Electric smoke alarms with interconnection and battery backup – must be dated within 10 years
5. Low Voltage Central Alarm Systems – Many homeowners have installed either at the time of construction or at a later point, a low voltage hardwired or wireless fire detection system, which is acceptable under the Code. This inspection must be done by an alarm company or an electrician certified by the state of NJ. An NFPA 72 report is required to be submitted to the Fire Official.
 - A smoke alarm is required within 10 feet of every bedroom door. If a level has more than one sleeping area, smoke alarms are required in each sleeping area.
 - The smoke alarm installed on the basement level and all levels without a sleeping area must be located in close proximity to the stairway leading to the floor above.
 - Smoke alarms must be properly mounted and secured to the ceiling or wall according to manufacturer specifications.
 - All smoke alarms must be listed in accordance with ANSI/UL 217 or equivalent and must have a test button.
 - Common area hallways and stairs in two-family houses must have a smoke alarm at each landing.
 - Attics with walk upstairs are required to have smoke alarm.

Smoke alarms are NOT permitted:

- Within 5 feet of a kitchen (cooking vapors) Exception: photoelectric type smoke alarms may be within 5 feet of a kitchen.
- Within 3 feet of an attic fan, the tips of a ceiling fan blades, or an air vent (supply or air flow)
- Within 3 feet of the door leading to a bathroom containing a tub or shower (steam).
Exception: Photoelectric type smoke alarms may be within 3 feet of a bathroom.
- Within 1 foot of a light fixture.
- Within the “dead air space” where the wall meets the ceiling (ceiling smoke alarms must be at least 4” from the wall, wall mounted smoke alarms must be at least 4” and no more than 12” from the ceiling.
- Smoke alarms are NOT permitted to be painted.

RECOMMENDED LOCATIONS:

- Centralized Bedrooms shall have a minimum of (1) smoke detector and (1) carbon monoxide detector within (10) feet of each sleeping area. (Combo units are acceptable)
- A smoke alarm should be located between the sleeping area and the rest of the family living unit.

- Non-Centralized Bedrooms Shall have a minimum of (1) smoke detector and (1) carbon monoxide detector within (10) feet of each sleeping area. (Combo units are acceptable)
- Multi-Level Homes: Shall have a minimum of (1) smoke detector on each level. If there are multi-level bedroom, (1) carbon monoxide detector required within (10) feet of each sleeping area.

CARBON MONOXIDE ALARM (CO) REQUIREMENTS:

A Carbon Monoxide Alarm is required in all 1 and 2 family dwellings that contain any fuel-burning device/appliance or have an attached garage. Carbon Monoxide Alarm must meet the following requirements:

- May be electric operated or battery operated.
- Must be installed on each sleeping level.
- Must be installed in hallway within 10 feet of every bedroom door.
- Combination smoke/carbon monoxide alarms must be installed meeting the requirements for a smoke detector.
- Must be UL listed or equivalent.

FIRE EXTINGUISHER REQUIREMENTS:

- A portable fire extinguisher shall be installed in accordance with the following:
- The extinguisher shall be within 10 feet of the kitchen and located in the path of egress;
- The extinguisher shall be readily accessible and not obstructed from view;
- The extinguisher shall be mounted using the manufacturer's hanging bracket so the operating instructions are clearly visible;
- The extinguisher shall be an approved listed and labeled type with a minimum rating of 2A-10B:C and no more than 10 pounds;
- The owner's manual or written operation instructions shall be provided during the inspection and left for the new occupant;
- The extinguisher shall be serviced and tagged by a certified Division of Fire Safety contractor within the past 12 months or the seller must have a receipt for a recently purchased extinguisher (A copy of the receipt must be submitted to the inspector); and
- The top of the extinguisher shall not be more than five feet above the floor.