

# 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 battery type
2. Electric smoke alarms
3. Electric smoke alarms with interconnection
4. Electric smoke alarms with interconnection and battery backup

The type of smoke alarms required for a Certificate of Smoke Alarm, Carbon Monoxide Alarm and Fire Extinguisher Compliance will depend on the type of smoke alarms that were required at the time of original construction. Replacing electric smoke alarms with battery-operated smoke alarms is not permitted. Defective interconnected smoke alarms must be replaced with compatible alarms or when not possible all interconnected alarms must be replaced to meet the requirements of the Compliance Certificate.

## HOUSE BUILT/RENOVATED: MINIMUM REQUIREMENTS:

Prior to January 1977 Battery operated smoke alarms on all levels - sealed 10 year lithium battery type.

- A smoke alarm is required within immediate vicinity 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 UL listed or equivalent and must have a test button.

January 1977 – September 1978 Electric Smoke Alarm on each sleeping level

Battery operated Smoke Alarm on all other levels-sealed battery type

October 1978 – January 1983 Electric Smoke Alarms on sleeping level and basement

Battery Operated Smoke Alarms on all other levels-sealed  
battery type

February 1983 – July 1984 Electric Smoke Alarms on all levels

August 1984 – February 1991 Electric Smoke Alarms on all levels

All Smoke Alarms must be interconnected

March 1991 – Present Electric Smoke Alarms on all levels and inside each bedroom

All Smoke Alarms must be interconnected

All Smoke Alarms must be equipped with battery back-up

## 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 or the tips of a ceiling fan blades.

- 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 3 feet of an air supply vent (supply or air flow)

- 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.

Fire Alarm Systems will not be tested by the inspectors. Many of these systems do NOT meet the minimum requirements for a compliance certificate.

## 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 immediate vicinity 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.

## CENTRAL STATION MONITORED ALARM SYSTEMS

If you have a central station alarm that actually meets the requirements indicated above you will need 2 inspections.

1. The alarm system must be certified as operational by a licensed NJ Fire Protection Contractor.

2. An inspection by the Local Enforcing Agency to ensure the proper placement of detectors

Note: Inspection by licensed contractor should be completed prior to inspection by local enforcing agency. Provide documents of successful inspection at time of local agency inspection

## FIRE EXTINGUISHER REQUIREMENTS

1. At least one (1) 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 10 lbs;
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 in a readily accessible location, free from being blocked by furniture, storage, or other items;
8. The extinguisher must be near a room exit or travel path that provides an escape route to the exterior;
9. The extinguisher must be accompanied by an owner's manual of written information regarding the operation, inspection, and maintenance of the extinguisher; and
10. Lastly, the extinguisher must be installed with the operating instructions clearing visible

