

2018 Regulation governing re-sale/re-rent Inspections

5:70-4.19 Smoke alarms for one- and two-family dwellings; carbon monoxide alarms; and portable fire extinguishers

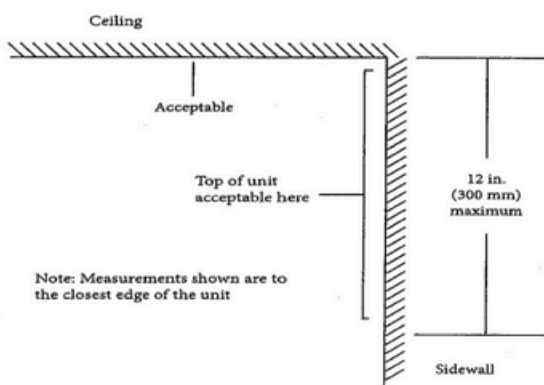
- (a) In one- and two-family or attached single family dwellings subject to the requirements of N.J.A.C. 5:70-2.3, smoke alarms shall be installed as follows:
 - 1. On each level of the premises; and
 - 2. Outside of each separate sleeping area.
- (b) The smoke alarms required in (a) above shall be located and maintained in accordance with NFPA 72.
 - 1. The alarms shall not be required to be interconnected.
- (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.
 - 1. A/C-powered smoke alarms shall be accepted as meeting the requirements of this section.
- (d) Carbon monoxide alarms shall be installed in all dwelling units in buildings in one- and two-family or attached single family dwellings, except for units in buildings that do not contain a fuel-burning device or have an attached garage, as follows:
 - 1. Single station carbon monoxide alarms shall be installed and maintained in the immediate vicinity of the sleeping area(s).
 - 2. Carbon monoxide alarms may be battery-operated, hard-wired or of the plug-in type and shall be listed and labeled in accordance with UL-2034 and shall be installed in accordance with the requirements of this section and NFPA-720.
- (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 manufacturer's hanging bracket so the operating instructions are clearly visible;
 - 4. The extinguisher shall be an approved listed and labeled type with a minimum rating of 2A-10B:C and no more than 10 pounds;
 - 5. The owner's manual or written operation instructions shall be provided during the inspection and left for the new occupant;
 - 6. 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; and
 - 7. The top of the extinguisher shall not be more than five feet above the floor.
 - 8. Exception: Portable fire extinguishers shall not be required for seasonal summer units. For purposes of applying this exception, "seasonal summer unit" shall mean a dwelling unit rented for a term of not more than 125 consecutive days for residential purposes by a person having a permanent residence elsewhere, but shall not include use or rental of living quarters by migrant, temporary, or seasonal workers in connection with any work or place where work is being performed

Smoke Alarm Installation and Maintenance

Alarm Placement

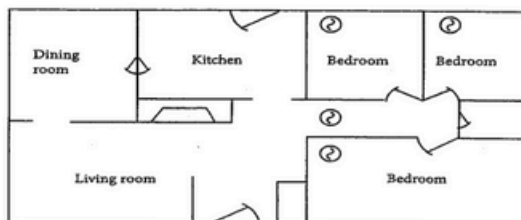
Smoke alarms should be installed according to NFPA 72 and the manufacturer's instructions. Heat and smoke rise, so smoke alarms should be installed on the ceiling or high on a wall to detect the first traces of smoke.

If a room has a pitched (slanted) ceiling, mount the unit near the ceiling's highest point, 4 to 12 inches (10 to 30.5 centimeters) away from the wall. If the room has an A-frame ceiling, mount the unit at least 4 to 12 inches (10 to 30.5 centimeters) away from the peak.



Cooking fumes, steam, and automobile exhaust can result in nuisance alarms. Do not install alarms in bathrooms, kitchens, garages, attics, or unheated areas or near recessed ceiling areas, ceiling fans, furnaces, or furnace vents. Place alarms at least 3 feet (0.9 meter) horizontally from bathroom doors.

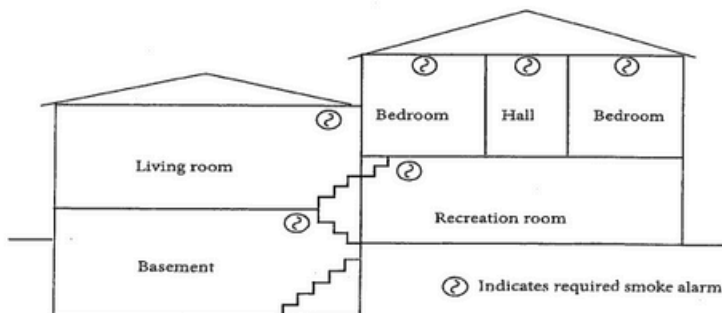
It's a good idea to have an experienced installer available, if possible, while your volunteers are in the field. Give volunteers a phone number to call your expert for advice on installation problems.



Wall-mounted smoke alarms should be installed so that the top of the alarm is not more than 12 inches (30.5 centimeters) from the ceiling.

Install basement smoke alarms close to the bottom of the stairs. Don't install an alarm at the top of basement stairs; dead air trapped near the closed door could prevent smoke from reaching the unit.

Some household environments can cause nuisance alarms or interfere with a smoke alarm's operation. Avoid placing alarms near a cooking appliance, a dusty area, a shower, or any area where the temperature drops below 40°F (4.5°C) or rises above 110°F (43°C).



NOTE: On Re-Sales –

- 1) Hot Water heater MUST be grounded
- 2) Address of property MUST appear on front of house & MUST be visible from road