



OLD TAPPAN BUREAU OF FIRE PREVENTION

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SMOKE DETECTOR REQUIREMENTS

At the time of change of occupancy by way of sale, lease or rent of a residential dwelling, the smoke detectors shall remain in compliance from the time when the house or building was built and/or any renovations and/or additions were permitted. Use the following requirements listed by year built for proper code compliance for inspections.

NFPA 72-13: National Fire Alarm and Signaling Code

14.4.7 Replacement of Smoke Alarms in One- and Two-Family Dwellings.

14.4.7.1 Unless otherwise recommended by the manufacturer's published instructions, single- and multiple-station smoke alarms installed in one- and two-family dwellings shall be replaced when they fail to respond to operability tests but shall not remain in service longer than 10 years from the date of manufacture. (SIG-HOU)

14.4.7.2 Combination smoke/carbon monoxide alarms shall be replaced when the end-of-life signal activates or 10 years from the date of manufacture, whichever comes first. (SIG-HOU)

- **Homes built prior to January 1977:** Battery operated smoke detector on each level including the basement. Where there are bedrooms, the detector shall be installed within 10 feet of all bedroom doors.
- **Homes built from January 1977 to September 1978:** Smoke detectors must be A/C powered (120 volt hardwired) on sleeping levels. Battery operated smoke detectors on all other levels. Where there are bedrooms, the detector shall be within 10 feet of all bedroom doors.
- **Homes built from October 1978 to January 1983:** Smoke detectors must be A/C powered (120 volt hardwired) on sleeping levels and the basement. Where there are bedrooms, the detector shall be within 10 feet of all bedroom doors. Battery operated smoke detectors on all other levels.
- **Homes built from February 1983 to July 1984:** Smoke detectors must be A/C powered (120 volt hardwired) on all levels including the basement. Where there are bedrooms, the detector shall be within 10 feet of all bedroom doors.
- **Homes built from August 1984 to February 1991:** Smoke detectors must be A/C powered (120 volt hardwired) one on each level including the basement, interconnected*. Where there are bedrooms, the detector shall be within 10 feet of all bedroom doors.
- **Homes built from March 1991 to the Present:** Smoke detectors must be A/C powered (120 volt hardwired) with battery back-up. There shall be one on each level including the basement and inside each bedroom. Where there are bedrooms, the detector shall be within 10 feet of all bedroom doors. Detectors shall be interconnected*.

**interconnected: The activation of one detector sends a signal to activate all of the detectors in the same residence or dwelling unit*

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.

Note: Where there is a supervised or monitored system installed where the age of the house or building is built 1977 to the present, the system shall be maintained during change of occupancy. If this system cannot be maintained, a new 120 volt hardwired (and battery backup, if required) smoke detectors shall be installed based on the minimum construction codes in effect at the time of first occupancy. If there is a central or separate alarm notification appliance it shall be heard on all floors of the residence including the bedrooms when the door(s) is (are) closed and the basement.

CARBON MONOXIDE DETECTOR REQUIREMENTS

NFPA 720-15: Standard for the Installation of Carbon Monoxide (CO) Detection and Warning Equipment

*8.7.2 Alarms shall be replaced when either the end-of-life signal is activated or the manufacturer's replacement date is reached. Alarms shall also be replaced when they fail to respond to operability tests.
NFPA 720-15*

CO Detectors are required to be installed and/or mounted in the hallway or adjacent to the sleeping areas and bedrooms within 10 feet of the bedroom doors as per the manufacture specifications, installation instructions and N.F.P.A 720. These documents shall be presented to the inspector at the time of inspection to receive a Valid Certificate of Compliance. Battery operated CO Detectors are acceptable. Bedrooms containing fuel burning appliances are also required to have a CO alarm installed in the bedroom per NJ International Residential Code

SMOKE ALARMS & CARBON MONOXIDE ALARMS REQUIREMENTS REVISED 2018 IN COMPLIANCE WITH NJ STATE 2015 UNIFORM FIRE CODE

PORTABLE FIRE EXTINGUISHER REQUIREMENTS

At least one portable fire extinguisher shall be installed in all one and two family dwellings upon change of occupancy. For the purposes of this code, "portable fire extinguisher" – shall mean an operable portable device, carried, and operated by hand, containing an extinguishing agent that can be expelled under pressure for the purpose of suppressing or extinguishing fire, and which is 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.