



***EAST BRUNSWICK BUREAU OF FIRE PREVENTION
FIRE DISTRICT NO. 2***

216 Joseph Street, East Brunswick NJ 08816

OFFICE (732) 390-6962

FAX (732) 651-1944

To: All Real Estate Agencies/Home Owners

Subject: **Smoke Detector/Carbon Monoxide Detector Inspections**

Attached please find an application for a Smoke Detector/Carbon Monoxide Detector Inspections which is required pursuant to NJ Uniform Fire Code N.J.A.C.. 5:70-2.3 and the East Brunswick Fire Safety Code Chapter 102 when a change of occupancy or ownership occurs.

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|--|----------|
| Ten (10) Business days of more before closing/change of occupancy: | \$50.00 |
| Less than ten (10) business days before closing/change of occupancy: | \$75.00 |
| Less than four (4) business days before closing/change of occupancy: | \$125.00 |
| Re-Inspections for failed inspection: | \$20.00 |
| Failure to be present for scheduled inspection without notification: | \$75.00 |

FEES CAN BE VERY SIGNIFICANT IF ADEQUATE NOTICE IS NOT PROVIDED FOR THESE INSPECTIONS.

In order to receive your certificate, the location of your smoke/carbon monoxide detector, building signage and fire extinguisher must all be in compliance with the regulations on all codes.

Prior to inspection, test your detectors and alarms to make sure they are operable.

After initial inspection is complete and in compliance, you are immediately issued your certificate which is valid for six (6) months.

ONE & TWO FAMILY HOMES CERTIFICATION CRITERIA FOR SMOKE DETECTORS & CO DETECTORS

BUILT BEFORE 1977:

- *Battery Detectors
 - *One on each level
 - * Within 10 Ft. of each Bedroom
- *CO Detector within 10 ft. of each Sleeping area

BUILT BEFORE 1977 OR AFTER, BUT BEFORE 1984:

- *Electric Detectors not interconnected
 - *One on each level
 - *Within 10 Ft. of each Bedroom
- *CO Detector within 10 ft. of each sleeping area

BUILT 1984 OR AFTER, BUT BEFORE 1990:

- *Electric Detectors- **INTERCONNECTED**
 - *One on each level
 - *Within 10 Ft. of each Bedroom
- *CO Detector within 10 ft. of each Sleeping area

BUILT 1990 TO PRESENT:

- *Electric Detectors with Battery back-up-**ALL INTERCONNECTED**
 - *Within 10 Ft. of each Bedroom
 - *In each Bedroom
 - *One on each level
- *CO Detector within 10 ft. of each Sleeping area

Listed below are the requirements for each Certificate of Inspection:

SMOKE DETECTORS: [Attachments I,II &]

- Detectors are to be located on every level of a residence (basement, first floor, second floor) excluding crawl spaces and unfinished attics, within 10 ft. of all sleeping areas .
- If you have a family room, computer room or den, which has a closet in it, they would consider it a bedroom and you would have to put a smoke detector within 10 ft. of that bedroom.
- Basement level detectors are to be located in close proximity to the bottom of the basement stairwells.
- If placed on the wall, the detector should be six inches down from the ceiling but no more than 12 inches.

WHERE NOT TO LOCATE DETCTORS:

- To avoid false alarms and/or improper operation, avoid installation of smoke detectors in the following areas:
- Kitchens-smoke from cooking may cause a nuisance alarm.
- Bathrooms- excessive steam from a shower may cause a nuisance alarm.
- Near forced air-ducts used for heating or air conditioning-air movement may prevent smoke from reaching detector.
- Near furnaces of any type-air and dust movement and normal combustion products may cause a nuisance alarm.
- The 4 inch "Dead Air" space where the ceiling meets the wall. [Attachment III] . The peak of an "A" frame type of ceiling-"Dead Air" at the top may prevent smoke from reaching detector.

CARBON MONOXIDE ALARM:

- A carbon monoxide alarm must be located outside of each separate sleeping area within 10 ft. of the bedrooms.
- Each alarm should be located on the wall, ceiling, or other location as specified in the installation instructions that accompany the unit.
- The alarm can either be electric, battery or plug-in..
- If you have a combination smoke/carbon detector, it needs to be placed in accordance with smoke detector placement in sleeping areas.

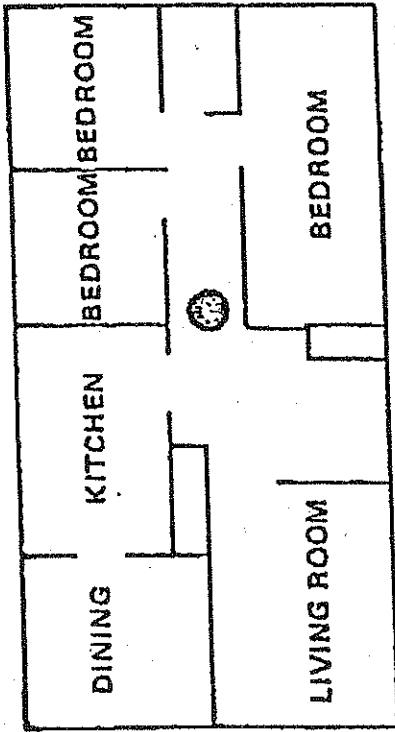
BUILDING NUMBER SIGNS:

- All required building number signs shall be displaced in a prominent and legible manner, so as to be highly visible from said public or private street on which the building fronts.
- Numbers may be placed on curbside mailboxes provided they appear on each side of the mailbox and are at least two (2") inches in height.
- All other numbers must be at least four (4") inches in height and must be clearly visible from the street. If numbers are painted, the color must contrast with the color of surrounding surfaces.
- Numbers may be on house doors or screen doors if they are also on another part of the building.

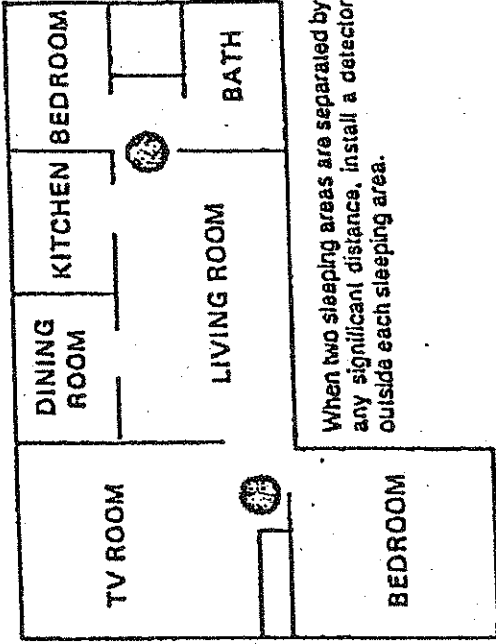
WHERE TO LOCATE FIRE EXTINGUISHER:

Within 10 feet of the kitchen and located in the exit or travel path; and is visible in a readily accessible location. Minimum size of 1A:10:BC, 2A:10B:C or ABC and weigh no more than 10 pounds, is accompanied with the owner's manual or with the proper written instructions. The extinguisher is listed, labeled, charged and operable. The extinguisher must have been serviced and tagged by a contractor certified by the New Jersey Division of Fire Safety within the past 12 months or seller must provide a recent proof of purchasing receipt.

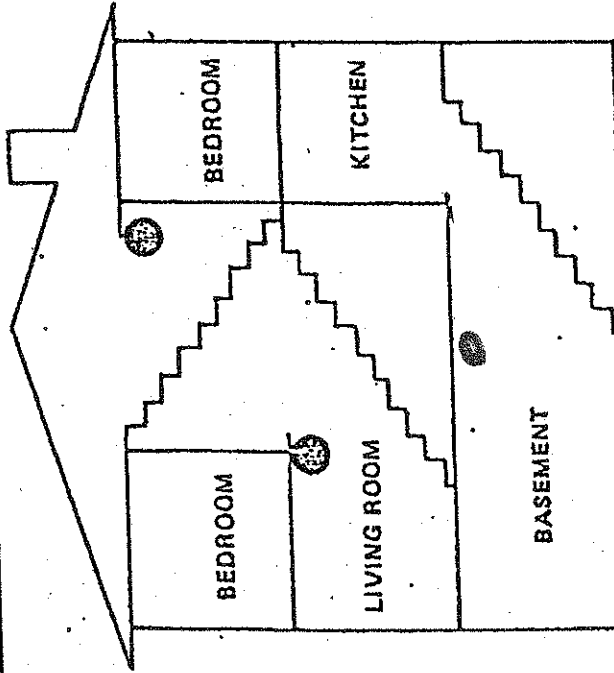
Attachment I



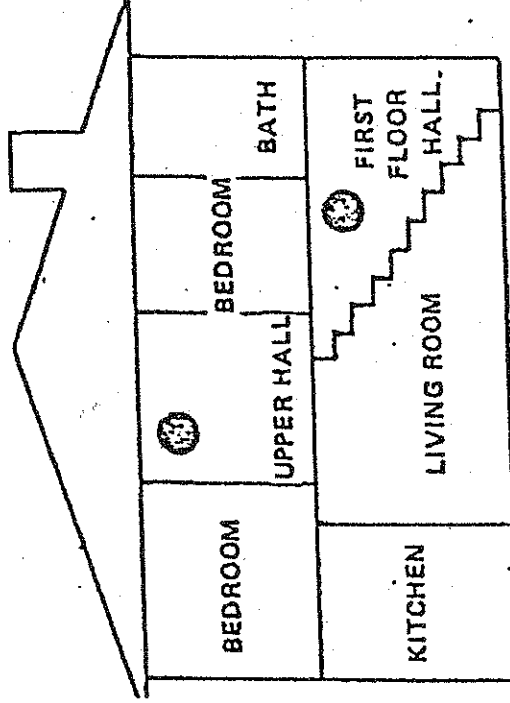
Install a smoke detector between the bedrooms and the rest of the house, but closer to the bedrooms.



When two sleeping areas are separated by any significant distance, install a detector outside each sleeping area.

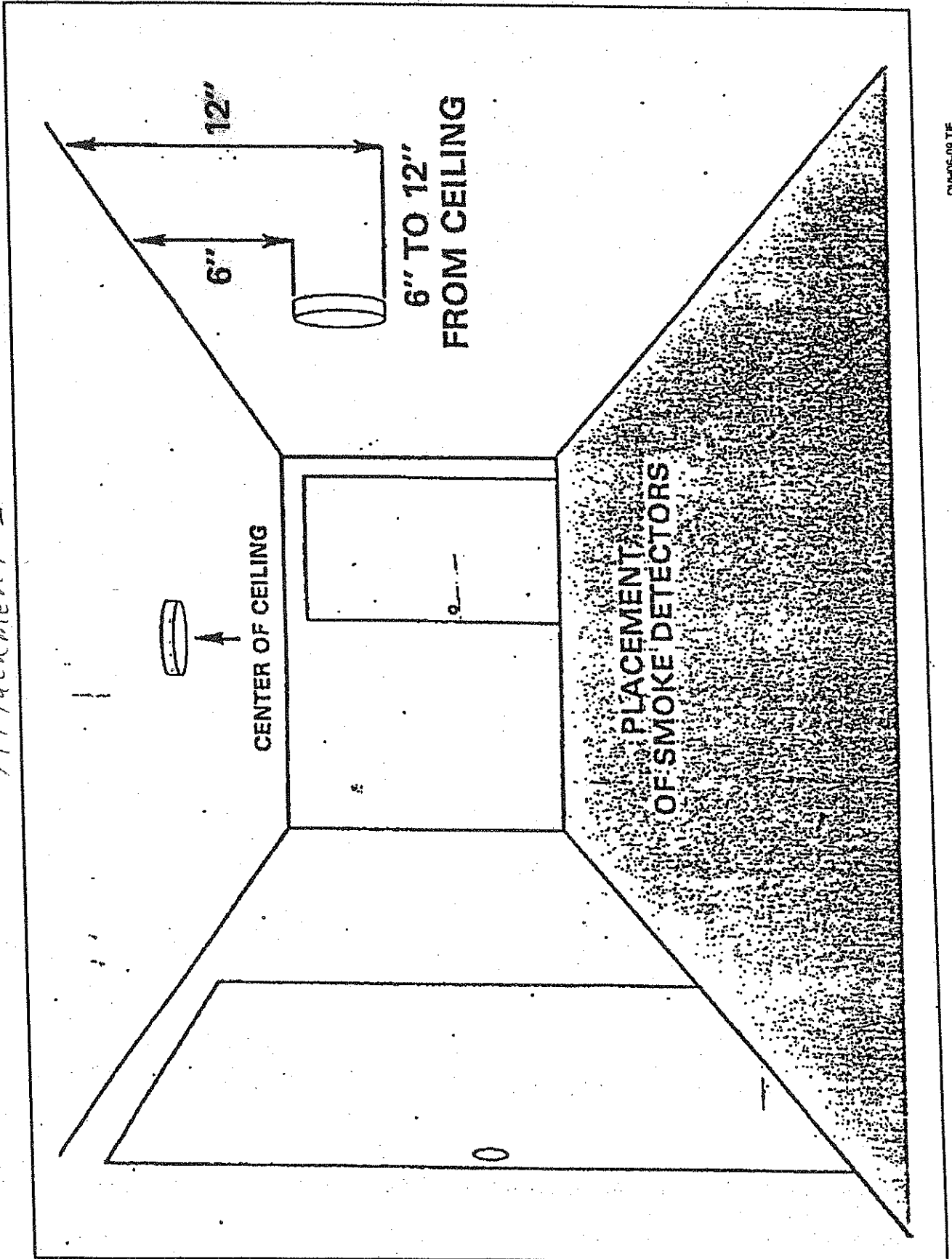


In a multi-story house, a detector on each level affords good protection. The basement ceiling, near the steps to the rest of the house, is a good location for placement on the lowest level.

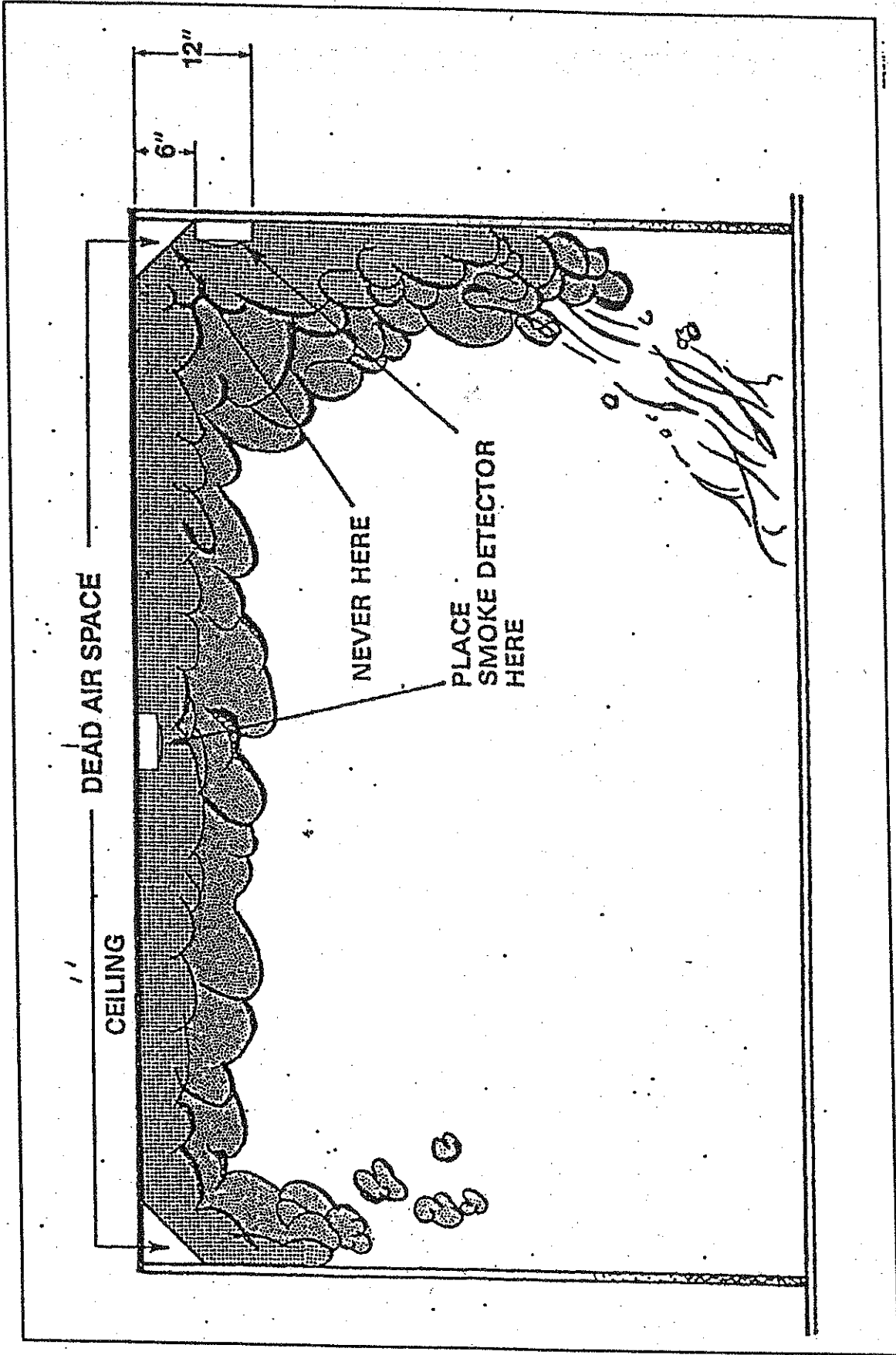


A minimum of two smoke detectors is recommended in two-story homes. One detector should be placed in the hallway leading to bedrooms while the second detector can be placed in the path along which smoke would probably flow from the rest of the home.

Attachment II



Attachment III



SMOKE & CARBON MONOXIDE DETECTOR APPLICATION

Inspection Date _____

Time _____

Inspector _____

ADDRESS OF PROPERTY _____

CLOSING DATE: _____ YEAR BUILT: _____

BLOCK _____ LOT _____

Seller's Name/Phone No. _____

Realtor's Name/Phone No. _____

Buyer's Name/Phone No. _____

SMOKE
DETECTOR #1: Floor: _____ Battery _____
Location: _____ Electric _____
Electric w/battery back-up _____

SMOKE
DETECTOR #2: Floor: _____ Battery _____
Location: _____ Electric _____
Electric w/battery back-up _____

SMOKE
DETECTOR #3: Floor: _____ Battery _____
Location: _____ Electric _____
Electric w/battery back-up _____

SMOKE
DETECTOR #4: Floor: _____ Battery _____
Location: _____ Electric _____
Electric w/battery back-up _____

CARBON MONOXIDE
DETECTOR #5: Floor: _____ Battery _____
Location: _____ Electric _____
Plug-in Outlet _____

CARBON MONOXIDE
DETECTOR #6: Floor: _____ Battery _____
Location: _____ Electric _____
Plug-in Outlet _____

FIRE EXTINGUISHER
Location: _____