



MIDDLESEX COUNTY FIRE MARSHAL
1001 Fire Academy Drive
Sayreville, NJ 08872
732-316-7171 (office) 732-721-7486 (fax)



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 Inspection which is required pursuant to the NJ Uniform Fire Code N.J.A.C. 5:70-2.3 and the Middlesex County Fire Marshal Ordinance 10-1811 when a change in occupancy or ownership occurs.

Ten (10) business days or more before closing/change of occupancy:	\$50.00
Less than ten (10) business days before closing/change of occupancy:	\$75.00
Less than (4) business days before closing/change of occupancy:	\$125.00
Re-inspection 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. The volume of requested inspections requires complex scheduling. When this law took effect, the county's fire prevention bureau has tried to make this process as easy as possible; however, we are receiving too many requests that do not allow for proper scheduling. The new fees address this problem. Our purpose is to encourage prompt attention to this requirement and adequate scheduling lead time for the inspections. **Make checks payable to the Office of the Fire Marshal.**

Thank you for your cooperation in proper scheduling. Please feel free to contact our office if you should require further assistance.

Sincerely,

Michael Gallagher
Middlesex County Fire Marshal

Listed below are the requirements for each Certificate of Inspection:

SMOKE ALARMS:

- Alarms are to be located on every level of a resident (basement, first floor, second floor) excluding crawl spaces and unfinished attics, between sleeping areas such as the kitchen, garage, basement or utility room.
- In homes with only one sleeping area on one floor, an alarm is to be placed in the hallway within 10 feet of that room.
- In single family homes with two separate sleeping areas two alarms are required outside each sleeping area within 10 feet of that room.
- In multi-level homes, alarms are to be located outside sleeping areas and at every finished level of the home.
- Basement level alarms are to be located in close proximity to the bottom of the basement stairwells.
- If placed on the wall, the alarms should be six inches down from ceiling but no more than 12 inches.
- Smoke alarms shall not be older than 10 years or older than the expiration date prescribed by the manufacturer.

CARBON MONOXIDE DETECTORS:

- A carbon monoxide alarm shall be centrally located outside of each separate sleeping area in the immediate vicinity of the bedrooms.
- Where bedrooms are separated and the audibility of the alarm or detector to occupants within the bedroom area could be seriously impaired, more than one unit may be required.
- Each alarm shall 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 the plug-in type. It is highly recommended that the alarm be electric or battery type.
- If you have a combination smoke/carbon alarm, it needs to be placed in accordance with smoke detector placement in sleeping areas.
- Carbon monoxide alarms shall not be older than 5 years or older than the expiration date prescribed by the manufacturer.

FIRE EXTINGUISHERS:

- One fire extinguisher shall be mounted within 10 feet of the kitchen.
- The extinguisher shall weigh less than 10lbs. and be an ABC type extinguisher.
- The extinguisher shall be mounted with the top of the not higher than 10 feet from the floor.
- The seller of the home shall provide proof of purchase showing that the extinguisher is less than 12 years old.

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 streets 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.

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

After inspection is complete, your certification is immediately issued. Each certificate is valid for six (6) months.

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

BUILT BEFORE 1977:

- ❖ Battery Detectors
- ❖ One on each level
- ❖ Within 10 feet of each bedroom

- ❖ CO Detector within 10 feet of each sleeping area

BUILT 1977 OR AFTER, BUT BEFORE 1984:

- ❖ Electric Detectors not interconnected
- ❖ One on each level
- ❖ Within 10 feet of each bedroom

- ❖ CO Detector within 10 feet of each sleeping area

BUILT 1984 OR AFTER, BUT BEFORE 1990:

- ❖ Electric Detectors - **INTERCONNECTED**
- ❖ One on each level
- ❖ Within 10 feet of each bedroom

- ❖ CO Detector within 10 feet of each sleeping area

BUILT 1990 TO PRESENT:

- ❖ Electric Detectors with battery back-up - **ALL INTERCONNECTED**
- ❖ One on each level
- ❖ Within 10 feet of each bedroom
- ❖ In each bedroom

- ❖ CO Detector within 10 feet of each sleeping area

Note: Only homes built before 1977 need to have the smoke detector at the bottom of the stairwell in basement.

WHERE TO LOCATE DETECTORS:

Detectors are to be located on every level of a residence, (basement, first floor, second floor) excluding crawl spaces and unfinished attics, and in every separate sleeping area, between sleeping areas and living areas such as the kitchen, garage, basement or utility room. In homes with only one sleeping area on one floor, a detector is to be placed in the hallway outside each sleeping areas as shown in Figure 1. In single floor homes with two separate sleeping areas, two detectors are required, outside each sleeping areas as shown in Figure 2. In multi-level homes, detectors are to be located outside sleeping areas and at every finished level of the home as shown in Figure 3. Basement level detectors are to be located in close proximity to the bottom of basement stairwells as shown in Figure 4.

WHERE NOT TO LOCATE DETECTORS:

To avoid false alarms and/or improper operation, avoid installation of smoke detectors in the following areas:

Kitchens-smoke from cooking may cause 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, as shown in Figure 5.

The peak of an "A" frame type of ceiling-"Dead Air" at the top may prevent smoke from reaching detector.

FURTHER INFORMATION ON DETECTOR PLACEMENT:

For further information about detector placement consult the National Protection Association's Standard No. 74-1984, titled "Household Fire Warning Equipment."

This publication may be obtained by writing to the Publication Sales Department, National Fire Protection Association, Batterymarch Park, Quincy, MA. 02269.

CARBON MONOXIDE ALARMS are to be located in every separate sleeping area per NFPA 720 and manufacturer's recommendations.

WHERE TO LOCATE FIRE EXTINGUISHER:

Within 10 feet of the kitchen and located in the exit or travel path; and is visible and in a readily accessible location. The top of the fire extinguisher is not more than 5 feet above the floor and is mounted using manufacturers hanger or brackets. Minimum size of 2A:10B:C and weigh no more than 10 pounds, is accompanied with the owners 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.

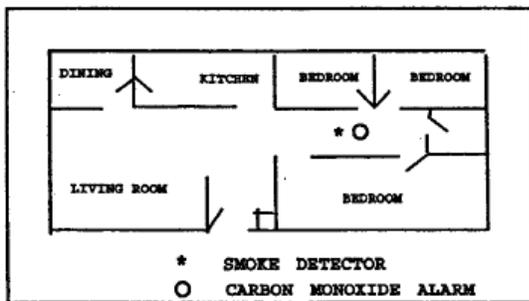


Figure 1

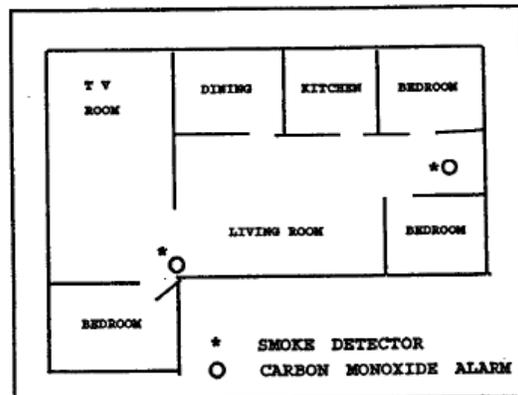


Figure 2

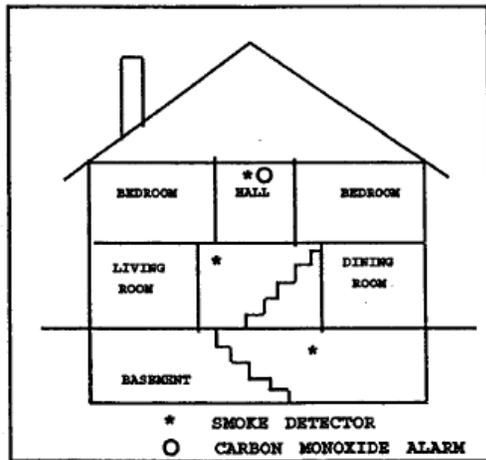


Figure 3

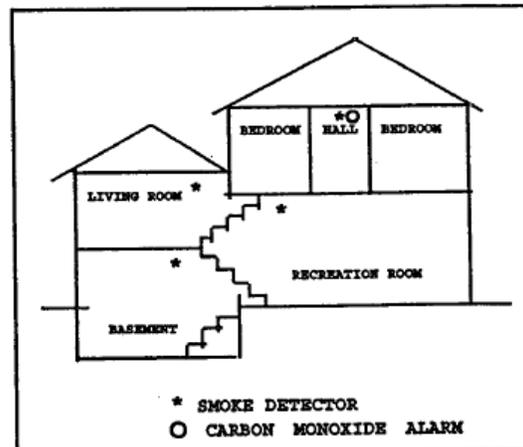


Figure 4

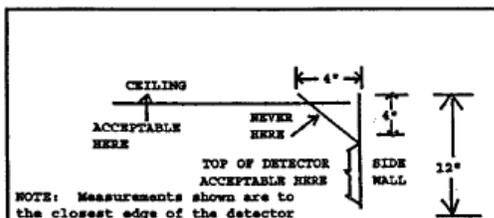


Figure 5