

PLACEMENT OF SMOKE DETECTORS FOR AND TWO FAMILY RESIDENCES

The New Jersey State Uniform Fire Safety Act, NJSA52:27D-198 states: a structure used or intended to be used for residential purposes by not more than two households, shall have a smoke-sensitive alarm device on each level of the structure and outside each separate sleeping area in the immediate vicinity of the bedrooms and located on or near the ceiling in accordance with the National Fire Protection Association standard No. 74-1984. This smoke sensitive device shall be tested and listed by a product certification agency recognized by the Division of Fire Safety.

WHERE TO PLACE SMOKE DETECTORS

Basement area: The basement smoke detector shall be installed in the basement, within 10 feet of the stairway. The detector shall not be located in the stairway. If installed on an open joist ceiling, the detector shall be placed on the bottom of the joist. For finished ceilings see note below.

Living area and/or first floor: The living area smoke detector shall be installed in the living room and/or near the stairway leading to the upper level. The detector shall not be located in the stairway.

Bedroom areas: The bedroom area smoke detector shall be located in the hall or area outside the bedrooms, within 10 feet of any bedroom door. In units with more than one bedroom area or with bedrooms on more than one floor, a detector is required within 10 feet of the bedroom door.

Attic area: *Finished attics only.* The attic area smoke detector shall be located in the attic near the stairway from the floor below. The detector shall be placed as indicated below. Remember if there is a bedroom in the attic, the detector must be within 10 feet of the bedroom door.

NOTE: Smoke detectors shall be mounted on the ceiling at least 4 inches from the wall or on the wall with the top of the detector not less than 4 inches or more than 12 inches below the ceiling at its highest point.

Smoke detectors shall have a low battery warning and test button for easy testing and maintenance. Fire alarm systems shall have operating instructions, testing instructions and maintenance instructions.

Should you have any questions regarding the placement or testing of detectors please call our office at 856-478-6832.

CARBON MONOXIDE ALARM

2-1 1.2 A carbon monoxide alarm or detector should 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 with the bedroom area could be seriously impaired, more than one unit could be needed. Each alarm or detector should be located on the wall, ceiling, or other location as specified in the installation instructions that accompany the unit.

REQUIREMENTS FOR THE TYPE AND PLACEMENT OF THE EXTINGUISHERS ARE AS FOLLOWS:

1. At least one portable fire extinguisher shall be installed in all one and two family dwellings (except seasonal rental units) upon change of occupancy;
2. The extinguisher shall be listed, labeled, charged, and operable;
3. The size shall be no smaller than 1A:10B:C, rated for residential use and weigh no more than 10lbs.;
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 visible and 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 or written information regarding the operation, inspection, and maintenance of the extinguisher, and
10. Lastly, the extinguisher must be installed with the operating instructions clearly visible.

New fire extinguishers are not required to be serviced and tagged, as long as the seller or agent can provide proof of purchase or receipt.