

BASIC 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.

- A. **Homes built from 1993 to the Present**: Smoke detectors must be A/C (120 volt hardwired) with built in battery back up. There shall be one on each level including the basement and one in each bedroom. Detectors shall be interconnected*.
- B. **Homes built from 1977 to 1993**: Smoke detectors must be A/C but may or may not be interconnected* one on each level including the basement. If needed please add battery operated smoke detectors on other levels to be in compliance.

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

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 can not be maintained, a new 120 volt hardwired (and battery back up, 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.

- C. **Homes built prior to 1977**: The minimum of one battery operated smoke detector on each level including the basement. On the levels where there are bedrooms the detector shall be installed within 10 feet of all bedroom doors. See next page for diagrams on smoke detector placement.

BASIC CARBON MONOXIDE DETECTOR REQUIREMENTS

Effective Monday, April 7, 2003 CO Detectors are required on the resale of dwelling units.

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 and installation instructions. 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.

“ABC” TYPE PORTABLE FIRE EXTINGUISHER REQUIREMENTS

Effective August 15, 2006. 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:

1. **Rated for residential use consisting of an “ABC” type;**
2. **No larger than a ten (10) pound rated extinguisher;**
3. **Mounted within ten (10) feet of the kitchen area;**
(The Extinguisher does not have to be exposed or visible but must be mounted and accessible)

Smoke Detector Placement

Where to Locate Detectors:

Detectors must be located on every floor level of a residence and within 10 feet of the doorway(s) to sleeping areas. In residences with more than one sleeping area, or with sleeping areas on more than one floor, more than one detector will be needed. (as shown in figure 2)

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 alarms.

BATHROOMS: Excessive steam from a shower / sink may cause nuisance alarms.

Near furnaces of any type, Air & Dust movement when the appliance is operating could cause a false or nuisance alarm.

DEAD AIR SPACES: The smoke from a fire generally rises to the ceiling, spreads out across the surface, and begins to bank down. The corner where the ceiling and wall meet is an air space into which smoke may have difficulty penetrating. This is typically known as a dead air space.

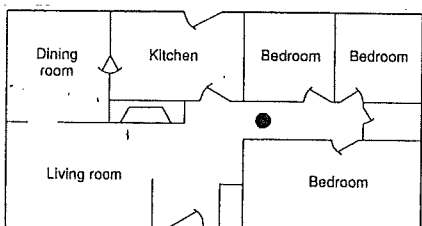


FIGURE 1

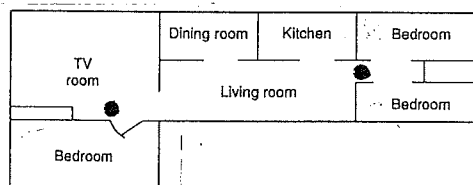


FIGURE 2

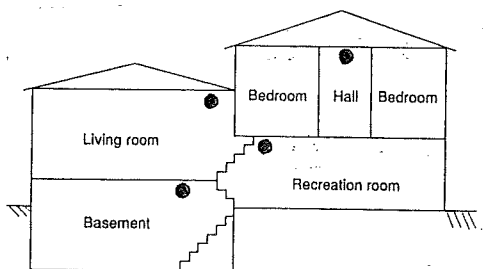


FIGURE 3

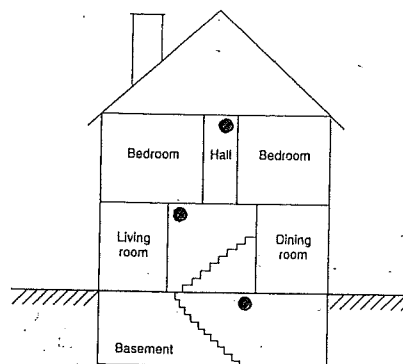


FIGURE 4

BRIDGEWATER TOWNSHIP BUREAU OF FIRE SAFETY
100 COMMONS WAY, BRIDGEWATER, NJ 08807
(908) 725-6300 EXT, 5550 OR EXT. 5555 - PHIL LANGON, FIRE OFFICIAL

**SMOKE DETECTOR, CARBON MONOXIDE ALARM & PORTABLE FIRE EXTINGUISHER
COMPLIANCE APPLICATION (CSDCMAFEC) -BY WAY OF SALE, LEASE OR RENT
N.J. UNIFORM FIRE ACT: P.L.1983, C.383 (C.52:270-192) N.J.A.C. 5:70-2.3, 2.9 & 4.19**

PROPERTY OWNER-NAME _____

ADDRESS _____

PHONE # HOME: _____ CELL: _____

LOCATION OF INSPECTION-ADDRESS _____

BLOCK # _____ LOT # _____

REAL ESTATE AGENT: CO. NAME _____

ADDRESS _____

PHONE # _____

AGENT NAME _____

PROPERTY OWNERS ATTORNEY-NAME _____

ADDRESS _____

PHONE # _____

YEAR HOUSE OR BUILDING BUILT: _____ CLOSING OR MOVE IN DATE: _____

PLEASE NOTE NEW FEE SCHEDULE FOR ALL APPLICATIONS EFFECTIVE 1-10-11:

\$50.00 MORE THAN 10 BUSINESS DAYS PRIOR TO THE CHANGE OF OCCUPANT

\$70.00 BETWEEN FOUR (4) AND TEN (10) BUSINESS DAYS PRIOR TO THE CHANGE OF OCCUPANT

\$125.00 FEWER THAN FOUR (4) BUSINESS DAYS PRIOR TO CHANGE OF OCCUPANT

1. APPLICATIONS WILL NOT BE ACCEPTED UNLESS COMPLETED AND SUBMITTED IN PERSON BY THE SELLING OWNER OR AUTHORIZED AGENT ACCOMPANIED BY THE PAYMENT WHICH SHALL BE BY CHECK OR EXACT CASH!
2. IN THE EVENT THE BUYER IS RESPONSIBLE BASED ON CONTRACTUAL OBLIGATIONS PLEASE PROVIDE A COPY OF THE COMPLETED AND SIGNED CONTRACT AT TIME OF APPLICATION TO SHOW THAT THE BUYER IS RESPONSIBLE OTHERWISE APPLICATIONS WILL NOT BE ACCEPTED.
3. INSPECTIONS ARE SCHEDULED ON **TUESDAYS AND THURSDAYS**, UNLESS OTHERWISE APPROVED BASED ON TIME TO CLOSING.
4. *** RESIDENCES EQUIPPED WITH A MONITORED FIRE ALARM SYSTEM ***
5. **THE RESPONSIBLE PERSON ON SITE MUST HAVE THE PROPER PHONE NUMBER(S) AND ACCESS CODES TO RESET THE SYSTEM PRIOR TO CONDUCTING TESTS.**
6. **CARBON MONOXIDE DETECTOR INSPECTIONS REQUIRE THE MANUFACTURE SPECIFICATIONS TO BE PRESENT AT TIME OF INSPECTION.**
7. **AS OF NOV. 1, 2005 PORTABLE "ABC TYPE" FIRE EXTINGUISHERS ARE NOW REQUIRED AND SHALL BE MOUNTED.**
8. PERSON COMPLETING APPLICATION SIGNATURE: _____
9. CHECK ONE: ___ OWNER ___ REALTOR ___ ATTORNEY ___ OTHER: _____
10. OPEN BUILDING PERMITS: YES ___ NO ___ BLDG. DEPT. SIGN OFF: _____

DATE RECEIVED: _____ PAID: ___ \$50 ___ \$70 ___ \$125 ___ Cash ___ Check#: _____