



TOWNSHIP OF CLINTON & LEBANON BOROUGH
OFFICE OF THE FIRE MARSHAL
BUREAU OF FIRE SAFETY

Smoke Alarm, Carbon Monoxide Alarm, & Fire Extinguisher Guidelines

Important: Please understand that this guideline cannot contain every possible scenario of a non-compliant inspection or provide the full details of the manufacturer's installation and maintenance instructions of certain devices. The inspection is **solely based on the adopted code** requirements and the construction code at the time of construction, which are required to be met. Previous inspections/approvals do not superseded the minimum code requirements. If there are any uncertainties please reach out to the Bureau of Fire Safety for assistance. All inspection requirements shall be ready at the time of inspection. Re-inspections for any reason require a \$50.00 re-inspection fee to be submitted prior to re-inspection scheduling.

SMOKE ALARM(S)/DETECTOR(S) REQUIREMENTS:

Memo: Battery operated only smoke alarms shall be of the **10 year sealed battery type** starting January 1st 2019. This is only for battery operated smoke alarms and not required for hardwired alarms.

RESIDENTIAL BUILT/RENOVATED UNDER REHAB CODE

Prior to January 1977	Battery operated smoke alarm(s) on all levels. (10 Year Sealed Battery Smoke Alarms are required)
January 1977- September 1978	Electric (hardwired) smoke alarm(s) on sleeping levels and 10 year sealed battery operated smoke alarm(s) on all other levels. Important Note: 10 Year sealed smoke alarms are required on the first floor and/or other levels other than the sleeping level. This only applies when a hardwired alarm was not installed in accordance with the Construction Code. All hardwired alarms shall be maintained as hardwired.
October 1978 - January 1983	Electric (hardwired) smoke alarms on sleeping & basement level. Battery operated smoke alarms on all other levels. Important Note: 10 Year Sealed Smoke Alarms are required the first floor or other levels other than the sleeping level and basement. This only applies when a hardwired alarm was not installed in accordance with the Construction Code. All hardwired alarms shall be maintained as hardwired.
February 1983 - July 1984	Electric (hardwired) smoke alarm(s) on all levels.
August 1984 - February 1991	Electric (hardwired) smoke alarm(s) on all levels. All alarms must be interconnected.
March 1991 – 2016 February	Electric (hardwired) smoke alarm(s) are interconnected with battery backup. These alarm(s) must be located on every level as well as in the vicinity of each sleeping areas, and in each sleeping area.
March 2016 - Present	All smoke alarms must be electric (hardwired), interconnected and have battery backup. These alarm(s) must be located on every level as well as in the vicinity of each sleeping areas, and in each sleeping area. Note: Carbon monoxide alarms shall be connected to the building power (Combination alarms are approved)

- Smoke alarms shall be installed on each level of the premises.
- Smoke alarms shall be installed outside of each separate sleeping area in the immediate vicinity.

- Smoke alarms shall be installed, tested, and maintained in accordance with NFPA 72, which includes the manufacturer's instructions.
- Smoke alarms shall be listed in accordance with ANSI/UL 217.
Warning: Many smoke alarms sold online may have misleading information and may not be an approved device (listed). It is best to purchase alarms with well known manufacturer name.
- Battery operated smoke alarms shall be in close proximity (within 10ft) to the base of the stairs in the basement.
- Smoke alarms shall be in a location to detect smoke prior to smoke entering the stairwell. Smoke alarms behind closed doors or other unapproved (Non-code compliant) finished basement arrangements may delay warning to occupants.
- Smoke alarms shall not be older than 10 years or any other date specified by the manufacture for replacement.
- Verify the smoke alarm/detector has not been recalled. <https://www.cpsc.gov/Recalls/> Recalls can occur at any point in time. Check prior to the inspection.
- Extra smoke alarms not required by code are permitted however they must meet minimum code such as age of the device and proper installation.

CARBON MONOXIDE ALARM(S) REQUIREMENTS:

- Carbon monoxide alarm(s) shall be installed and maintained in the immediate vicinity of the sleeping areas. (Outside the sleeping areas within 10 feet of sleeping room doors)
- Carbon monoxide alarm(s) may be battery-operated, hard-wired or of the plug in type and shall be listed in accordance with UL-2034, shall be installed in accordance with the requirements of the New Jersey Uniform Fire Code, and NFPA-720. In new residential structures carbon monoxide alarms shall be connected to the building power.
- Carbon monoxide alarms have a life span of 5-10 years depending on the manufacturer and model. Review the manufacture's replacement date that can be found on the instructions and the back side of the unit. Any unit past its replacement date may not notify occupants of carbon monoxide.
- Verify the carbon monoxide alarm(s)/detector(s) has not been recalled.
<https://www.cpsc.gov/Recalls/>

PORTABLE FIRE EXTINGUISHER REQUIREMENTS:

A portable fire extinguisher shall be installed in accordance with the following:

- The extinguisher shall be within 10 feet of the kitchen and located in the path of egress;
- The extinguisher shall be readily accessible and not obstructed from view;
- (Do not install in closets, pantries, garage, laundry rooms or separate rooms or spaces with a closing door;
- The extinguisher shall be mounted using the manufacturer's hanging bracket so the operating instructions are clearly visible;

Note: Do not use old brackets, only use the bracket supplied by manufacturer

- The extinguisher shall be an approved listed and labeled type with a minimum rating of 2A-10B:C and no more than 10 pounds; (ABC type) (**1A10BC ratings are prohibited**)
- The owner's manual or written operation instructions shall be provided during the inspection and left for the new occupant;
- 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. (*Fire Extinguisher shall have a current date on the fire extinguisher or tagged and certified*)

Type: “Fire Extinguisher Contractor with the zip code” into an internet search engine to find a local contractor. Our office cannot recommend contractors.

- The top of the fire extinguisher shall not be more than five feet above the floor.
- The bottom of the fire extinguisher shall not be lower than 4 in to the finished floor.
- Fire extinguisher is an ABC type.
- Fire Extinguisher has not been recalled and has no defects.

<https://www.cpsc.gov/Recalls/>

Note: A kitchen BC Type fire extinguisher will **NOT** be accepted.

1A-10B:C fire extinguishers are prohibited.

Note: If a home has more than one kitchen or cooking area, additional fire extinguishers are required.

IMPORTANT INFORMATION:

Unfortunately, our inspectors cannot remove their boots for safety reasons and cannot enter a building without a representative present.

All smoke alarms/detectors, carbon monoxide alarms, and portable fire extinguishers **MUST** be installed in their proper locations prior to the inspection. Failure to do so will result in a failed inspection. Smoke alarms that are older than 10 years will not be compliant with the manufacturers mandated replacement date or end of life date. If the smoke alarm is older than 10 years replace it with a new alarm. In all other cases NFPA 72 requires alarms over ten (10) years to be replaced.

* **Starting January 1st of 2019** all smoke alarms of the battery operated type shall have a 10-year sealed battery. This should not be confused with the age of smoke alarms pertaining to their replacement date after 10 years, which is effective immediately. Smoke alarms that are battery operated shall have a 10 year sealed battery. This will be seen commonly in structures built 1977 and prior. Failure to have a 10 year sealed battery type will result in a failed inspection.

****Dwellings built with Low Voltage Smoke Detector(s) as part of an alarm system:**

Central Alarm Systems will not be tested. Homes that only have a central alarm system shall provide a current alarm report from a alarm contractor/certified electrician that the system is fully operational and meets the requirements of the NJ Uniform Fire Code.

If this is your primary alarm system or added in addition to other smoke alarms and was installed meeting minimum requirements of the UCC; it must be inspected, tested, and maintained by a certified contractor with a current report identifying the system is in compliance with NFPA 72 in order to pass this inspection. Failure to have copy of a report indicated all of the components were tested in accordance with NFPA 72 will result in a failed inspection. This shall be a full NFPA 72 report. A certificate of monitoring from your monitoring agency **does not** meet the inspection, testing and maintenance requirements. **Here is a sample form for the contractor to use:** <https://www.nfpa.org/assets/files/aboutthecodes/72/99inspectestform.pdf>

Code References:

N.J.A.C 5:70-4.19, N.J.A.C 5:70-2.3, NFPA 72 2016 (May vary based on year of construction)