

FIRE BUREAU
SOUTH ORANGE VILLAGE
PREVENTION/INSPECTION/EDUCATION

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SMOKE ALARM(S)/DETECTOR(S) REQUIREMENTS

Important: Please understand that this guideline does not contain all possible scenarios of a non-compliant inspection or provide the full details of the manufacturer's installation and maintenance instructions for certain devices. The inspection is based on the adopted code requirements and the construction code at the time of construction, which shall be met. Previous inspections/approvals do not supersede the minimum code requirements. All inspections shall be ready at the time of inspection; failure to comply with all items will result in a failed inspection.

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

All smokes shall be UL Listed and not older than 10 years old. The back of the detector will have the month/day/year of manufacture. If it has a 5-digit date code, then it is definitely more than 10 years old. The label should indicate that the device has been tested and listed by Underwriters Laboratories (UL). This label will include the UL logo and a listing number. **As of 1/1/2019, all standalone battery operated detectors must be 10-year sealed battery type. If you have access to change a battery, then it is not a sealed unit.**

RESIDENTIAL BUILT/RENOVATED UNDER REHAB CODE

Year Built – Requirements based on when the building was built.

- Before January 1977 – Battery-operated smoke alarm(s) on all levels.(must be 10-year sealed battery units)
- January 1977- September 1978 – Electric(hard-wired) smoke alarm(s) on sleeping levels and 10-year sealed battery-operated smoke alarm(s) on all other levels. Battery operated detectors must be 10-year sealed battery units
- October 1978 - January 1983 – Electric(hard-wired) smoke alarms on sleeping & basement levels. Battery-operated smokes on all other levels. Battery operated detectors must be 10-year sealed battery units
- February 1983 - July 1984 – Electric(hard-wired) smoke alarm(s) on all levels.
- August 1984 - February 1991 – Electric(hard-wired) smoke alarm(s) on all levels. Alarms must be interconnected(one goes off, they all go off).

- March 1991 – February 2016 – Electric (hard-wired) smoke alarm(s) are interconnected with battery backup. These alarm(s) must be located on every level, in the vicinity of each sleeping area, 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, in the vicinity of each sleeping area, and in each sleeping area. Note: CO 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 each 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.

Basement - Battery-operated smoke alarms shall be within 10ft of the base of the stairs. Smoke alarms shall be in a location to detect smoke before smoke enters the stairwell. Smoke alarms behind doors or other unapproved (non-code compliant) finished basement arrangements may delay warning to occupants.

Verify that the smoke alarm/detector has not been recalled.

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

Extra smoke alarms not required by code are permitted; however, they must meet minimum regulations, such as the age of the device and proper installation. UL Listing Date Manufactured.

****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 an 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 complies with NFPA 72 to pass this inspection. Failure to have a copy of a report indicating all the components were tested by NFPA 72 standards 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>

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CARBON MONOXIDE ALARM(S) REQUIREMENTS

- Carbon monoxide alarm(s) shall be installed and maintained one on each level. On levels with a sleeping area, they shall be in the immediate vicinity of that sleeping area. (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 by UL2034, shall be installed by 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's power.
- Carbon monoxide alarms have a life span of 5-10 years, depending on the manufacturer and model. Review the manufacturer's replacement date, which 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/>
- Carbon Monoxide alarms can be mounted at any height on the wall or the ceiling. Battery-powered Carbon Monoxide alarms are not required to have a ten-year battery.

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PORTABLE FIRE EXTINGUISHER REQUIREMENTS

- Shall be an ABC type
- 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, garages, laundry rooms, separate rooms, or spaces behind a door.
- The extinguisher shall be mounted using the MANUFACTURER'S HANGING BRACKET, so the operating instructions are visible; Do not use old brackets.
- 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
- The extinguisher shall be serviced and tagged by a certified Division of Fire Safety contractor within the past 12 months. The seller must have a receipt for a recently purchased extinguisher. (Fire Extinguisher shall have a current date on the fire extinguisher or be 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 5 Feet above the floor.
- The bottom of the fire extinguisher shall not be lower than 4 Inches from the finished floor.
- 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.
- Additional fire extinguishers are required if a home has more than one kitchen or cooking area.

FIRE EXTINGUISHER SAMPLE

Most of the time, a Fire Extinguisher without a hose nozzle is a 1-A:10-B:C

Most of the time, a Fire Extinguisher with 5lbs of a chemical agent is 2-A:10-B:C

2A:10B:C – **Required** to pass inspection.

This fire extinguisher is rated for use on Class A fires, which are fires involving ordinary combustibles such as wood, paper, or cloth, and Class B fires, which are fires involving flammable liquids or gases. The "2-A" rating refers to the extinguisher's effectiveness on Class A fires, and the "10-B" rating refers to its effectiveness on Class B fires. The "C" in the rating refers to the extinguisher's ability to be used on an electrical fire.



1A:10B:C – **Will not** pass inspection.

This fire extinguisher is rated for use on Class A and B fires and electrical fires, but it is less effective on Class A fires than a 2-A:10-B:C extinguisher. The "1-A" rating refers to the extinguisher's effectiveness on Class A fires, and the "10-B" rating refers to its effectiveness on Class B fires, with "1-A" meaning it can put out a smaller size fire than a 2-A.

