

The Borough of Sayreville

BUREAU OF FIRE PREVENTION

167 MAIN STREET, SAYREVILLE, NEW JERSEY 08872

TEL. 732-390-7009 • FAX 732-390-7458

Residential Resale Inspection Requirements for Smoke Alarm, Carbon Monoxide Alarm, and Fire Extinguisher Compliance

Prior to closing each residential property is subject to a resale inspection. The following items are checked as part of the inspection:

Smoke Detectors

All smoke detectors shall be less than 10 years old (the manufacturing date can be found in most cases on the back side of the detector).

Smoke detectors are required on every level of a residence (basement, first floor, second floor, finished attic, etc.) and in every separate sleeping area.

- In homes with only one sleeping area on one floor, a detector is to be placed in the hallway within 10 feet of the bedroom.
- In single floor homes with separate sleeping areas, detectors are required outside each sleeping area within 10 feet of that sleeping area.
- In multi-level homes, detectors are to be located outside sleeping areas and at every finished level of the home.
- Basement level detectors are to be located in close proximity of the basement stairwell.
- Crawl spaces and unfinished attics that do not contain appliances (HVAC, furnace, water heater, etc.) do not require detectors.

Battery powered smoke detectors that allow for the batteries to be replaced shall be acceptable only until December 31, 2018. **Effective January 1, 2019, only ten year sealed battery powered smoke detectors shall be accepted in accordance with N.J.A.C. 5:70-4.19(c) regardless of the age of existing detectors.**

Homes that were constructed or retrofitted with hardwired/interconnected smoke detectors shall be maintained as approved at the time of installation.

- Detectors that are over 10 years old shall be replaced.
- If repairs to a hardwired/interconnected smoke detector system is required to ensure all detectors sound simultaneously, a licensed electrician may be required.
- Wireless battery-powered interconnected smoke detectors shall not be accepted as a substitute to existing hardwired systems.
- Detection devices part of a home security system does not meet the requirements of the New Jersey Uniform Fire Code and must be augmented with standalone detectors.

Please refer to the last page of this document for suggested detector placement locations.

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Carbon Monoxide Alarms

Carbon monoxide (CO) alarms shall be located within 10 feet of all sleeping areas. Carbon monoxide detectors shall be less than 7 years old or as required by the manufacturer (example: sealed battery units and smoke/CO combination detectors shall be replaced after 10 years).

Where bedrooms are separated and the audibility of the alarm or detector to the occupants within the bedroom area could be seriously impaired, more than one unit could be needed.

Listed and labeled carbon monoxide (CO) alarms may be battery-operated, hard-wired, or plug-in type. Combination smoke/carbon monoxide detectors are permitted and must be installed in accordance with the smoke detector placement in sleeping areas.

Fire Extinguisher Requirement and Placement

Effective March 5, 2018 the requirements for the selection and installation for fire extinguishers shall be as follows, pursuant to N.J.A.C. 5:70-4.19(e).

- A fire extinguisher must be an approved listed and labeled type with a minimum rating of **2A:10B:C** (approximately 4-5 pounds), but shall not exceed a weight of 10 pounds.
 - Please be aware that some commercially available white "kitchen" fire extinguishers may not meet the required rating.
- The extinguisher shall either: be serviced and tagged by a certified NJ DFS contractor within the past 12 months or the seller shall provide a receipt for a recently purchased fire extinguisher (within one year). The owner's manual or written operation instructions shall be provided during the inspection and left for the new occupant.

Placement of the extinguisher shall be as follows:

- 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.
- The extinguisher shall be mounted using the manufacturers' hanging bracket so the operating instructions are clearly visible.
- The top of the extinguisher shall not be more than five feet above the floor.

Sincerely,



Kevin E. Krushinski
Fire Marshal

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5:70-4.19 Smoke detectors for one and two-family dwellings

(a) In all Use Group R-3 dwellings subject to the requirements of N.J.A.C. 5:70-2.3, smoke detectors shall be installed as follows:

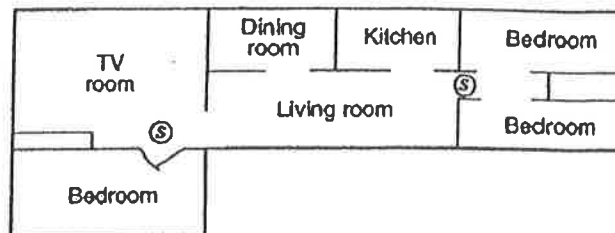
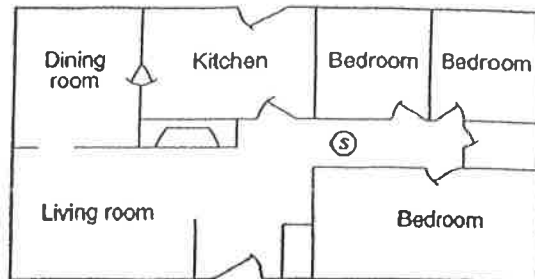
1. On each level of the premises; and
2. Outside of each separate sleeping area.

(b) The smoke detectors required in (a) above shall be located in accordance with NFPA 74-1984, incorporated herein by reference, and maintained in working order.

1. The detectors shall not be required to be interconnected.

(c) Smoke detectors may be battery powered and shall be listed in accordance with ANSI/UL 217, incorporated herein by reference.

1. A/C-powered smoke detectors shall be accepted as meeting the requirements of this section.



A smoke detector shall be located on each level.

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 a nuisance alarm

Bathrooms – Excessive steam from a shower may cause a nuisance alarm

Forced air ducts—used for heating or air conditioning—air movement may prevent smoke from reaching the detector

Near furnaces of any type—air and dust movement and normal combustion products may cause a nuisance alarm

The “Dead Air” space where the ceiling meets the wall as shown below in Figure 5

The peak of an ‘A’ frame type ceiling. “Dead Air” at the top may prevent smoke from reaching detector

