

### **WHERE TO LOCATE DETECTORS:**

Detectors are to be located on every level of a residence, (basement, first floor, second floor) excluding crawl spaces and unfinished attics, and in every separate sleeping area, between sleeping areas and living areas such as the kitchen, garage, basement or utility room. In homes with only one sleeping area on one floor, a detector is to be placed in the hallway outside each sleeping areas. In single floor homes with two separate sleeping areas, two detectors are required, outside each sleeping areas. 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 to the bottom of basement stairwells.

### **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 alarm. Bathrooms - excessive steam from a shower may cause a nuisance alarm. Near forced air ducts-used for heating or air conditioning-air movement may prevent smoke from reaching detector. Near furnaces of any type-air and dust movement and normal combustion products may cause a nuisance alarm. The 4 inch "Dead Air" space where the ceiling meets the wall.

**CARBON MONOXIDE ALARMS** are to be located in every separate sleeping area per NFPA 720 and manufacturer's recommendations.

### **WHERE TO LOCATE FIRE EXTINGUISHER:**

Within 10 feet of the kitchen and located in the exit or travel path; and is visible and in a readily accessible location. The top of the fire extinguisher is not more than 5 feet above the floor and is mounted using manufactures hanger or brackets. Minimum size of 2A:10B:C and weigh no more than 10 pounds, is accompanied with the owner's manual or with the proper written instructions. The extinguisher is listed, labeled, charged and operable. The extinguisher must have been serviced and tagged by a contractor certified by the New Jersey Division of Fire Safety within the past 12 months or seller must provide a recent proof of purchasing receipt.

### **RESIDENCE EQUIPPED WITH FIRE ALARM SYSTEMS:**

The person or persons on site for the inspection must have the proper alarm company phone numbers, access and reset codes. If the information is not available, the inspection will not be done. The inspector cannot reset the owner's system, and additional fee will be imposed.

Dear Homeowner,

NJ State law now requires that any existing dwelling that contains a fuel burning appliance, fireplace, woodstove, or having an attached garage, that undergo a repair, renovation, alteration, addition or installation of equipment that requires a permit, be equipped with a Carbon Monoxide (CO) detector. No additional permit is required for their installation, unless they are permanently connected to the homes electrical wiring. These detectors are available from most hardware stores, home centers, department stores and discount stores. These detectors are available from approx. \$20.00 to \$100.00 and combination Smoke / CO detectors are available from approx. \$50.00 to \$80.00. These detectors may be battery operated, plug-in, or hard wired w/ battery back-up. These detectors must be installed (if not already) before calling for final inspections. NOTE: *Bedrooms being altered, renovated or newly created bedrooms have additional smoke detector requirements.*

### Carbon Monoxide (CO) Detector Locations

CO detectors should be located outside of each separate sleeping area in the vicinity of the bedrooms as shown in Figure 1, Figure 2, Figure 3 and Figure 4 on the bottom of this page. All CO detectors should be installed in a competent manner and in accordance with the manufacturer's installation instructions. All CO alarms or detectors should be located and mounted so that jarring or vibration will not cause accidental operation. All CO alarms or detectors should be supported independently of their attachment wires.

- Carbon Monoxide Detector
- Smoke Detector

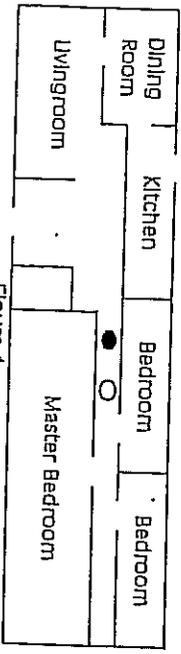


Figure 1  
In a home with only one sleeping area on one floor the smoke and CO detectors are to be put in the hallway outside the bedrooms.

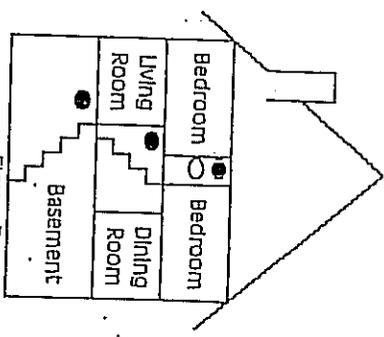


Figure 3  
In multi-level homes, smoke detectors should be located outside sleeping areas and at every finished level of the home. CO detectors shall be located in every sleeping area.

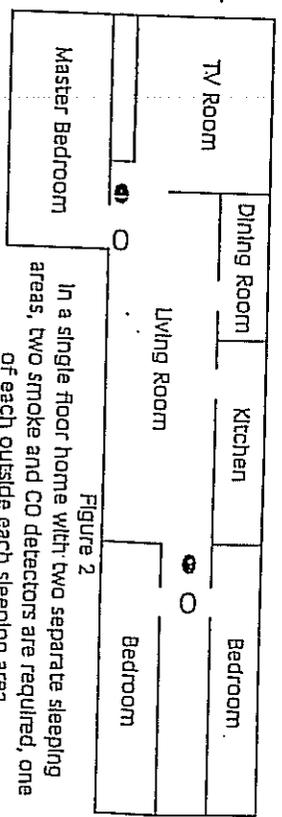


Figure 2  
In a single floor home with two separate sleeping areas, two smoke and CO detectors are required, one of each outside each sleeping area.

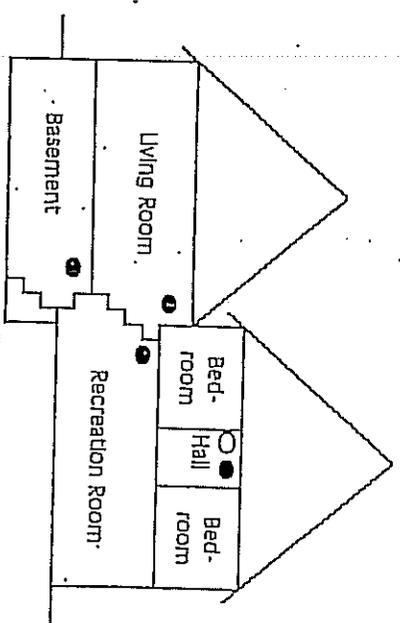


Figure 4  
Basement level smoke detectors should be located in the bottom of basement stairwells. CO detectors shall be located in every sleeping area.

# Township of Mendham

INCORPORATED MARCH 21, 1749

P.O. BOX 520  
BROOKSIDE, NEW JERSEY 07926  
(973) 543-1555 / FAX (973) 543-6690

Dear Homeowner/Realtor:

You have applied for a residential smoke detector/carbon monoxide inspection and a test of those devices in accordance with N.J.A.C. 5:70-2.3. Prior to that inspection and in an effort to have a successful inspection the first time around, it is imperative that you check and test your detection system prior to my arrival.

Take the time to look at the application paperwork you have completed and follow the instructions attached as to the proper placement of the detectors, especially if they are not already installed and you are in the process of installing battery-operated smoke detectors.

- Per the instructions, a detector is required at each level of the house, including the basement, first floor, second floor, etc., regardless of the bedroom locations.
- Concerning sleeping areas, remember:
  - In many homes there are bedrooms on upper floors that are remote from each other and in some cases there are separate stairwells at the opposite ends of the house to those bedrooms. The Code requires that there be a smoke detector in the immediate vicinity (within 10 feet of bedroom doors) outside of the bedrooms so in this case multiple detectors are in order. (Same requirement for carbon monoxide detectors).
  - If there are bedrooms on the first floor or in the basement and the detector for that floor is not in the immediate vicinity of the bedrooms, a separate detector must be installed at that location. (Same requirement for carbon monoxide detectors).
- If you are installing battery operated detection devices, please take the time to read the manufacturer's instructions and recommendations. Placement of smoke detectors in certain locations will not be approved, for instance inside corners of wall and ceiling intersection, adjacent to heating and air conditioning supply and returns, etc.
- Basement detectors should be at bottom of steps.
- ***Test all detectors and assure that the battery is operational prior to my arrival.***

## Hard-Wired Battery Backup Detection Devices

- These detectors are powered from the house electrical system and are interconnected so if one detector goes off, all detectors in all locations sound. If the detector is equipped with a battery for backup protection in a time of power failure, you need to make sure that those batteries are operational also.
- Please note if at the time your house was built or renovated it may have required hard-wired smoke detection devices and if these are no longer operational for whatever reason, you cannot replace them with battery operated devices. Please contact an electrician and restore or replace the hard-wired devices to their original working order.
- Please make sure the power is on and ***test all detectors and assure that they are operational prior to my arrival.***

### Low Voltage Central Station Systems

Many homeowners have installed, either at the time of construction or at a later point, a low voltage hard-wired system, which is acceptable under the Code. Whether or not you contract with a central station to monitor your alarm system is your choice, but the system must be operational at all times so to alert the occupants of the home of a fire or smoke condition.

- You need to test that system prior to my inspection and verify that you have the proper password, reset code, and reset instructions as necessary. As a municipal inspector, I cannot operate and/or reset your fire alarm system. A limited amount of time can be spent on the inspection therefore if there are system problems and the test and inspection fails you will need to reschedule with an additional fee being paid.
- At the time of my arrival and before testing I will require that you notify your central station, if you have one at the time or had one previously, and I will need to witness that you're putting the fire alarm system on test mode.
  - Please note that there have been times when homeowners stated that their system is no longer connected to central station and/or they have not renewed the service and "there is no need to call the central station". But due to certain liabilities, the central station still has dispatched the fire department, regardless of the contract being in effect or not. Therefore again I will need to witness that phone call to central station even if you think it unnecessary.

Please note that any smoke detection device that is in place at the time of inspection must be operational in other words either it needs to work or it needs to be removed, but when you remove it, you need to be cognizant of the fact that a like type device may need to be installed.

As of early 2003 carbon monoxide detectors are required outside of each separate sleeping area within 10 feet of the bedrooms regardless of the floor they are on, follow manufacturers instructions, installing them in the bedrooms will not achieve compliance.

Be advised it is a violation of the State Law if ownership or occupancy changes prior to the issuance of a CSDCMAC certification and a \$500.00 penalty per N.J.A.C.5: 18-2.12, PLUS \$500.00 per N.J.A.C.5: 18-2.12(a) will be levied.

# CARBON MONOXIDE DETECTORS

According to N.J.A.C. 5:70-4.19, effective April 7, 2003, Carbon Monoxide detectors are required for all residential occupancies. Said detectors shall be installed in all dwelling units within 10 feet of any sleeping area.

This New Jersey State law now requires that any existing dwelling, that contains a fuel burning appliance, fireplace, woodstove, or having an attached garage, that undergo a repair, renovation, alteration, addition or installation of equipment that requires a permit, be equipped with a Carbon Monoxide (CO) detector. No additional permit is required for their installation, unless they are permanently connected to the homes electrical wiring.

These detectors are available from most hardware stores, home centers, department stores and discount stores. These detectors are available from approximately \$20.00-\$100.00 and combination Smoke/CO detectors are available from approximately \$50.00-\$80.00. These detectors may be battery operated, plug-in, or hard-wired with battery back up. These detectors must be installed (if not already) before calling for final inspections. *NOTE: Bedrooms being altered, renovated or newly created have additional smoke detector requirements.*