



## CERTIFICATE OF CONTINUED OCCUPANCY

### Replacement of Smoke and Carbon Monoxide Alarms in One- and Two-Family Dwellings

Unless otherwise recommended by the manufacturer's published instructions, single- and multiple-station smoke alarms installed in one- and two-family dwellings shall be replaced when they fail to respond to operability tests but shall not remain in service longer than 10 years from the date of manufacture.

### **Please see the next page for all placement requirements**

**All battery smoke detectors must be the 10 year sealed battery units.**

**No other detectors other than those listed below will be approved.**

- A. Ten-year sealed battery-powered single station smoke alarms shall be installed and shall be listed in accordance with ANSI/UL 217, incorporated herein by reference. **However, A/C-powered single or multiple-station smoke alarms installed as part of the original construction or rehabilitation project shall not be replaced with battery-powered smoke alarms.**
1. The smoke alarms required above shall be located and maintained in accordance with NFPA 72.
  2. A/C-powered smoke alarms shall be accepted as meeting the requirements of this section.

**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:**

**Homes built or renovated prior to January 1977:** Battery operated smoke detector on each level including the basement. Where there are bedrooms, the detector shall be installed within 10 feet of all bedroom doors. **Ten-year sealed battery-powered single station smoke alarms shall be installed where no smoke alarms or detection devices exist or when replacing similar battery-powered single station smoke alarms. However, A/C-powered single or multiple-station smoke alarms installed as part of the original construction or rehabilitation project shall not be replaced with battery-powered smoke alarms.**

**Homes built or renovated from January 1977 to September 1978:** Smoke detectors must be A/C powered (120 volt hard wired) on sleeping levels. Battery operated smoke detectors on all other levels. Where there are bedrooms, the detector shall be within 10 feet of all bedroom doors.

**Homes built or renovated from October 1978 to January 1983:** Smoke detectors must be A/C powered (120 volt hard wired) on sleeping levels and the basement. Where there are bedrooms, the detector shall be within 10 feet of all bedroom doors. Battery operated smoke detectors on all other levels.

**Homes built or renovated from February 1983 to July 1984:** Smoke detectors must be A/C powered (120 volt hard wired) on all levels including the basement. Where there are bedrooms, the detector shall be within 10 feet of all bedroom doors.

**Homes built or renovated from August 1984 to February 1991:** Smoke detectors must be A/C powered (120 volt hard wired) one on each level including the basement, interconnected\*. Where there are bedrooms, the detector shall be within 10 feet of all bedroom doors.

**Homes built or renovated from March 1991 to the Present:** Smoke detectors must be A/C powered (120 volt hard wired) with battery back-up. There shall be one on each level including the basement and inside each bedroom. Where there are bedrooms, the detector shall be within 10 feet of all bedroom doors. Detectors shall be interconnected\*.

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

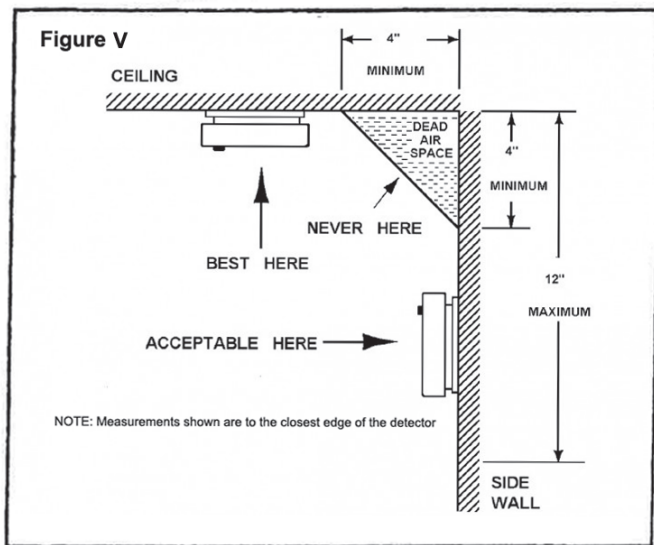
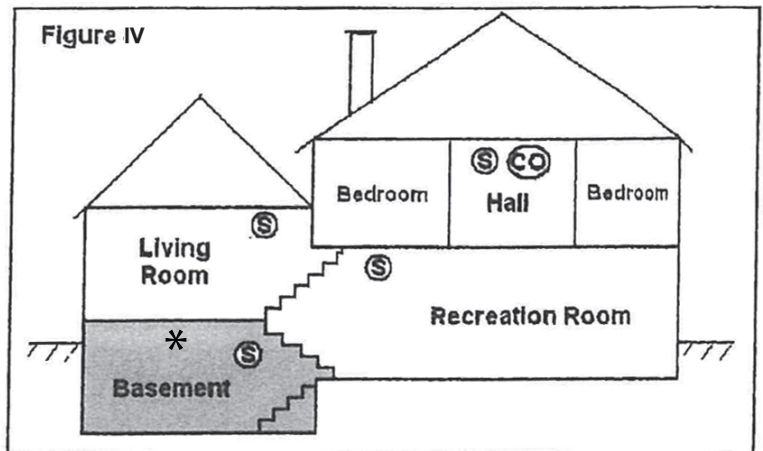
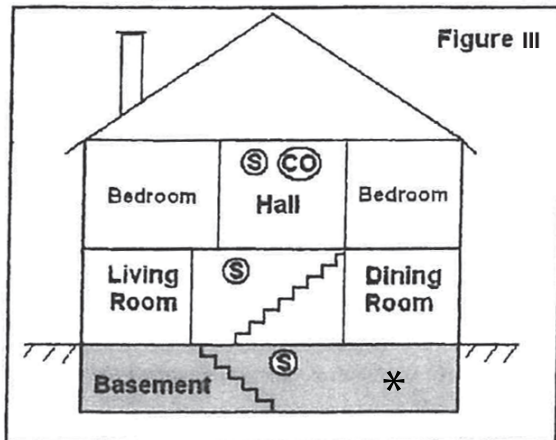
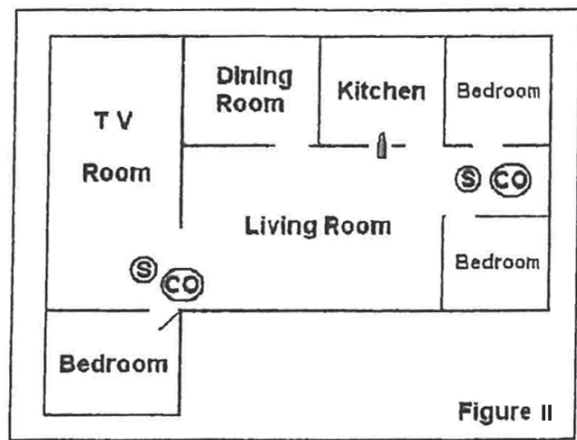
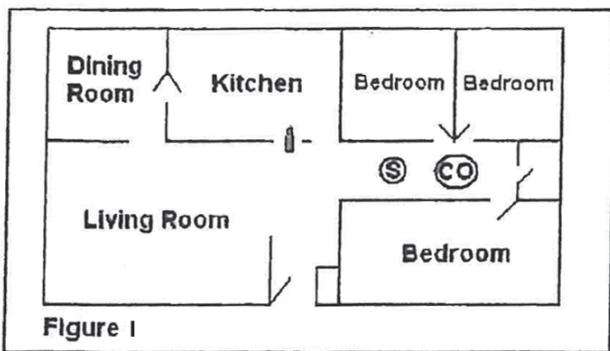
Where there is a supervised or monitored system installed where the age of the house or building is built 1977 to the present, the system shall be maintained during change of occupancy. If this system can not be maintained, a new 120 volt hard wired (and battery back up, if required) smoke detectors 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.

### **Carbon Monoxide (CO) Detector Requirements**

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, installation instructions and N.F.P.A 720. Battery operated CO Detectors are acceptable. These detectors may be battery operated, plug-in, or hard wired with battery back-up. No additional permit is needed for their installation unless they are permanently connected to the home's electrical wiring. Bedrooms containing a fuel burning appliance are also required to have a CO alarm installed in the bedroom per NJ International Residential Code.

Combination smoke/carbon monoxide alarms shall be replaced when the end-of-life signal activates or 10 years from the date of manufacture, whichever comes first.

Alarms shall be replaced when either the end-of-life signal is activated or the manufacturer's replacement date is reached. Alarms shall also be replaced when they fail to respond to operability tests.



PORTABLE FIRE EXTINGUISHER  
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### WHERE TO LOCATE SMOKE DETECTORS

Smoke detectors are to be located on every level of a residence. The detectors should be located at the base of each staircase, before the first step, located on the ceiling.

In homes with only one level, with only one (1) sleeping area, a smoke detector is to be put in the hallway, outside the bedrooms, as shown on **Figure I**.

In single floor homes, with two (2) sleeping areas, two (2) smoke detectors are required outside each sleeping area as shown in **Figure II**.

In multi-level homes, smoke detectors should be located outside sleeping areas and at every finished level of the home, as shown in **Figure III**.

Basement level smoke detectors should be located at the bottom of the basement stairwell, as shown in **Figure IV**.

All attics (finished and unfinished) must have at least one smoke detector.

### WHERE NOT TO LOCATE SMOKE DETECTORS

To avoid false alarms and/or improper operation, avoid installation of smoke detectors in the following areas:

- Kitchens - smoke may cause a nuisance alarm
- Bathrooms - excessive steam from a shower may cause a nuisance alarm
- Crawlspace - where you are physically unable to stand up completely
- Forced air ducts - used for heating and 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 "Dead Air" space - where the ceiling meets the wall, as shown in **Figure V**.
- The peak of an "A" frame type ceiling. "Dead air" at the top may prevent smoke from reaching the detector.
- Three feet from ceiling fans

### \* WHERE TO LOCATE CARBON MONOXIDE DETECTORS

Carbon monoxide detectors are to be put in the hallway outside the bedrooms, as shown in **Figure I**. Carbon monoxide detectors are required wherever bedrooms are located. The detectors should be placed in the hallways, as shown in **Figures I, II, III and IV**.

- All carbon monoxide detectors are to be installed as per manufacturers requirements/recommendations.
- Must be installed within 10 feet of all gas-fired devices (excluding ones in the kitchen), including furnaces & gas fireplaces.
- In attached garages, a CO detector must be located by the door coming into the garage.



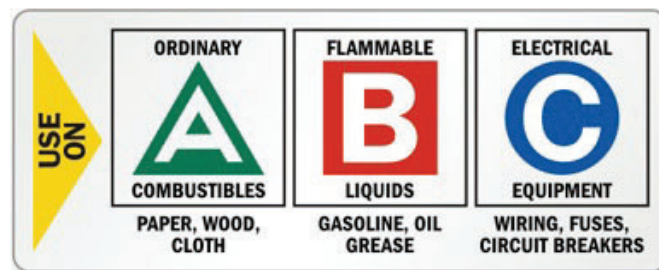
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### REGULATIONS FOR FIRE EXTINGUISHERS ON ALL SALES AND RENTALS OF RESIDENTIAL DWELLINGS

The New Jersey Division of Fire Safety has implemented regulations regarding the installation of Fire Extinguishers, at the change of occupancy, in all residential dwelling units which are sold, leased, or rented, effective November of 2005 and revised January of 2019.

Please note the following regulations and installation requirements which shall be followed:

1. One fire extinguisher shall be installed upon the change of occupancy.
2. The fire extinguisher shall be located in the kitchen or visible within 10 feet of the kitchen and located in the path of egress.
3. The fire extinguisher shall be listed, labeled, charged, and operable.
4. The fire extinguisher must be visible, and in a readily accessible location, free from obstructions (Furniture, storage, or other items).
5. The fire extinguisher shall be mounted using the manufacturer's hanging bracket so the operating instructions are clearly visible.
6. The fire extinguisher shall be an approved listed and labeled type with a minimum rating of 2A-10B:C and no more than 10 pounds.
7. The owner's manual or written information regarding the operation, inspection, and maintenance of the unit shall be provided during the inspection and left for the new occupant.
8. 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.
9. The top of the fire extinguisher must not be higher than five feet from the floor.
10. The fire extinguisher must be placed near a room exit or travel path that provides an escape route to the exterior of the home.



**For further information on SMOKE DETECTORS, CARBON MONOXIDE DETECTORS and FIRE EXTINGUISHER PLACEMENT, consult the DIVISION OF FIRE SAFETY in TRENTON, NEW JERSEY.**