Washington Township
Office of Fire Prevention
43 Schooley's Mountain Road
Long Valley, New Jersey 07853
Direct: 908-876-8637

Requirements for Certificate of Smoke Alarm, Carbon Monoxide Alarm, and Portable Fire Extinguisher Compliance Inspections (CSACMAPFEC)
(Resale, rental, change in occupants or ownership)

SMOKE ALARM REQUIREMENTs

Note: In accordance with NFPA 72, smoke alarm over 10 years of age from manufactures date or when end-of-life signal activates shall be replaced.

Effective January 1, 2019 any single station smoke alarms with replaceable batteries are non-compliant.
N.J.A.C. 5:70-4.19(c) 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.

Homes built prior to January 1977: Ten- year sealed battery-powered single station smoke alarm on each level is required. These alarms are to be located at the bottom of the basement stairwell as well as the bottom of each stairwell leading to the next level. An alarm shall to be located no more than 10 feet from any bedroom within the home.

Homes built from January 1977 to September 1978: Smoke alarms must be A/C powered (120 volt hardwired) on sleeping levels. Ten-year battery operated smoke alarms shall be on all other levels.

Homes built from October 1978 to July 1984: Smoke alarms must be A/C powered (120 volt hardwired) on sleeping levels and the basement. Ten-year battery operated smoke alarms shall be on all other levels.

Homes built from August 1984 through February 1991: Smoke alarm must be A/C powered (120 volt hardwired) on sleeping levels, the basement and shall be interconnected*. Ten-year battery operated smoke alarms shall be on all other levels.

Homes built from March 1991 to Present: Smoke alarms must be A/C powered (120 volt hardwired) with battery back-up on each level including the basement and inside each bedroom. Where there are bedrooms, the alarm shall be within 10 feet of all bedroom doors. All alarms shall be interconnected*.
***(interconnected: The activation of one alarm sends a signal to activate all of the alarms in the same residence or dwelling unit)**

Additional Information:

- Smoke alarms and CO alarms must be installed (if not already) before making an appointment with our office.
- All alarms shall be located and mounted so that jarring or vibrations will not cause accidental operation. All alarms shall be supported independently of their attachment wires.\
- Existing hardwired smoke and CO alarms that are not properly working cannot be replaced with a battery operated smoke alarm. The higher level of protection has to be adhered to.
- Ceiling mounting of smoke alarms are best, 6 inches of clearance is required around the smoke alarm for better air current and detection of smoke.
- Do not locate battery operated smoke alarms within 5 feet of kitchen or bathroom

******PLEASE NOTE ALARMS DO EXPIRE******

PLEASE TEST YOUR SMOKE ALARMS PRIOR TO THE INSPECTION TO SAVE COSTLY RE-INSPECTIONS.

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CARBON MONOXIDE ALARM REQUIREMENTS

Homes built up to the 1993

Carbon Monoxide Alarms shall be either battery operated or 110 volt plug in or 110 volt hardwired. These alarms shall be installed within 10 feet of any bedroom.

Homes built from the 1993 and after

Carbon Monoxide Alarms are required to be electrically hardwired powered with a battery back-up. Alarms shall be within 10 feet of any bedroom or where the hardwired is located on that level.

PORTABLE FIRE EXTINGUISHER REQUIREMENTS

N.J.A.C. 5:70-4.19(e) A portable fire extinguisher shall be installed in accordance with the following:

1. The extinguisher shall be within 10 feet of the kitchen and located in the path of egress;
2. The extinguisher shall be readily accessible and not obstructed from view;
3. The extinguisher shall be mounted using the manufacture's hanging bracket so the operating instructions are clearly visible;
4. The extinguisher shall be an approved listed and labeled type with a minimum rated of 2A-10B:C and no more than 10 pound;
5. The owner's manual or written operational instructions shall be provided during the inspection and left for the new occupants;
6. The extinguisher shall be serviced and tagged by a certified Division of Fire Safety contactor within the past 12 months or the seller must have a receipt for a recently purchased extinguishers; and
7. The top of the extinguisher shall not be more than five feet above the floor.

Inspection Fees

All checks Payable to **Washington Township**

Requests for inspection received more than 10 business days prior to change in occupant: $40

Requests for inspection received fewer 4 to 10 business days prior to change in occupant: $70

Requests for inspection received fewer than 4 days prior to change in occupant: $125

Note: Re-inspections for Mansfield

Additional Inspections after first inspection fails of one and two above shall be an additional $30

Additional Inspections after first inspection fails of three above shall be an additional $50