



## **CERTIFICATE OF SMOKE DETECTOR/CARBON MONOXIDE AND FIRE EXTINGUISHER COMPLIANCE**

The State of New Jersey requires that you obtain a Certificate of Smoke Detector/Carbon Monoxide/Fire Extinguisher Compliance in order to sell, rent, or lease a home. It is the responsibility of the owner/seller to get this certification. In Fredon Township, the Fredon Volunteer Fire Company conducts these inspections. Please call **Carl Lazzaro at 973-383-7624** and leave a message with your name and phone number where you may be reached during both day and evening hours. The Inspector will call you back and set up a mutually convenient time to conduct the inspection.

Certificate of Smoke Detector and Carbon Monoxide Alarm Compliance (CSDCMAC) inspection fees shall be based upon the amount of time remaining before the change of occupant/closing is expected.

<b>Requests received more than 10 business days prior to the change of occupant/closing</b>	<b>\$35</b>
<b>Request received four to 10 business days prior to change of Occupant/closing</b>	<b>\$70</b>
<b>Request received fewer than four business days prior to change of occupant/closing</b>	<b>\$125</b>

A second fee of \$35.00 will be charged for any additional re-inspections that may be required. The inspector will require the Block and Lot numbers at the time of the inspection. **Inspections are valid for a period of six (6) months from the date of inspection.** Checks are payable to Fredon Volunteer Fire Company.

### **PLACEMENT OF SMOKE DETECTORS FOR ONE AND TWO FAMILY RESIDENCES**

The New Jersey State Uniform Safety Act, N.J.S.A.52:27D-198.1 states: a structure used or intended to be used for residential purposes by not more than two households, shall have a smoke-sensitive alarm device on each level of the structure and outside each separate sleeping area in the immediate vicinity of the bedrooms and located on or near the ceiling in accordance with the National Fire Protection Association standard No. 74-1984. The smoke sensitive device shall be tested and listed by a product certification agency recognized by the Division of Fire Safety.

### **WHERE TO PLACE SMOKE DETECTORS**

**Basement area:** The basement smoke detector shall be installed in the basement, within 10 feet of the stairway. The detector shall not be located in the stairway. If installed on an open joists ceiling, the detector shall be placed on the bottom of the joists. For finished ceilings see note below.

**Living area and/or First Floor:** The living area smoke detector shall be installed in the living room and/or near the stairway leading to the upper level. The detector shall not be located in the stairway.



**Bedroom areas:** The bedroom areas smoke detector shall be located in the hall of area outside the bedrooms, within 10 feet of any bedroom door. In units with more than one bedroom area or with bedrooms on more than one floor, a detector is required within 10 feet of each bedroom.

**Attic area:** Finished attics only. The attic area smoke detector shall be located in the attic near the stairway from the floor below. The detector shall be placed as indicated in note below. Remember if there is a bedroom in the attic the detector must be within 10 feet of the bedroom door.

**NOTE:** Smoke detectors shall be mounted on the ceiling at least 4 inches from the wall or on the wall with the top of the detector not less than 4 inches or more than 12 inches below the ceiling at its highest point.

Smoke detectors shall have a low battery warning and test button for easy testing and maintenance. Fire alarm systems shall have operating instructions, testing instructions and maintenance instructions.

Should you have any questions regarding the placement or testing of detectors please do not hesitate to call our firehouse at 973-383-9424.

### **CARBON MONOXIDE ALARM**

A carbon monoxide alarm or detector should be centrally located outside of each separate sleeping area in the immediate vicinity of the bedrooms. Where bedrooms are separated and the audibility of the alarm or detector to occupants with the bedroom area could be seriously impaired, more than one unit could be needed. Each alarm or detector should be located on the wall, ceiling, or other location as specified in the installation instructions that accompany the unit.

### **FIRE EXTINGUISHERS**

**Requirements for the type and placement of the extinguishers are as follows:**

1. At least one portable fire extinguisher shall be installed in all one and two family dwellings (except seasonal rental units) upon change of occupancy;
2. The extinguisher shall be listed, labeled, charged, and operable;
3. The size shall be no smaller than 1A:10B:C, rated for residential use and weigh no more than 10lbs.;
4. The hangers or brackets supplied by the manufacturer must be used;
5. The extinguisher must be located within 10 feet of the kitchen;
6. The top of the extinguisher must not be more than 5 feet above the floor;
7. The extinguisher must be visible and in a readily accessible location, free from being blocked by furniture, storage, or other items;
8. The extinguisher must be near a room exit or travel path that provides an escape route to the exterior;



9. The extinguisher must be accompanied by an owner's manual or written information regarding the operation, inspection, and maintenance of the extinguisher.

10. Lastly, the extinguisher must be installed with the operating instructions clearly visible.

New fire extinguishers are not required to be serviced and tagged, as long as the seller or agent can provide proof of purchase or receipt.

FIGURE 1

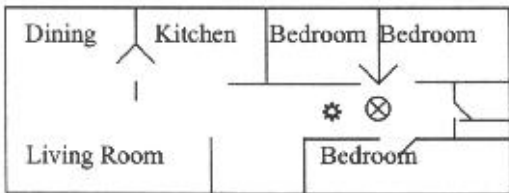


FIGURE 2

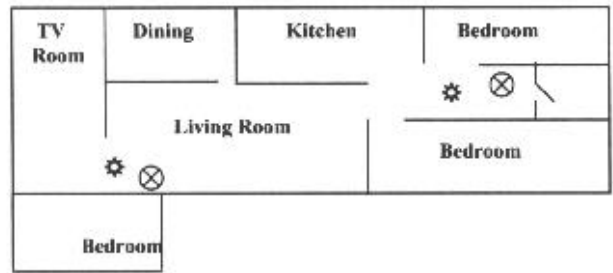


FIGURE 3

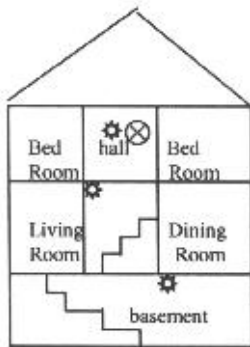


FIGURE 4

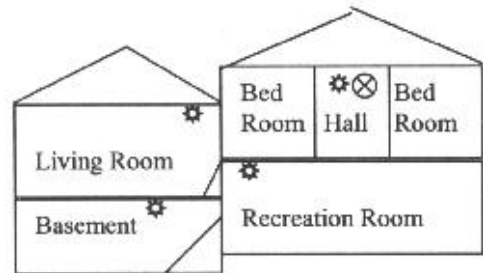
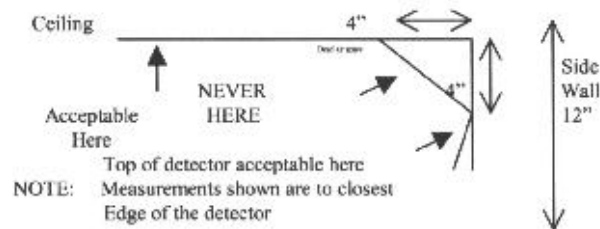


FIGURE 5



**Remember: Detectors over ten years old – should be replaced!**