

FLORHAM PARK LOCAL ENFORCING AGENCY

FIRE HEADQUARTERS

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Fire Official

Certificate of Smoke Alarm and Carbon Monoxide Alarm Compliance (CSACMAC)

Whenever there is a change of occupancy, such as a sale or new lease. The certificate is issued after an inspection by the local fire prevention bureau to ensure the property meets state fire code requirements. As of February 3, 2025, a portable fire extinguisher is no longer required for one- and two-family dwellings to obtain this certificate.

Certificate requirements

When it's needed: A CSACMAC is necessary before any sale, rental, or change in tenancy for all one- and two-family dwellings.

Validity: The certificate is valid for sixty days from the date of issue. If the change of occupancy does not occur within that period, a new application and inspection are required.

Smoke alarm regulations

Smoke alarms must be functional, properly located, and up-to-date.

Placement: A working smoke alarm must be installed on every level of the home, including the basement. There must also be one within 10 feet of every sleeping area.

Battery vs. hardwired:

10-year sealed batteries: As of January 1, 2019, any new or replacement battery-operated smoke alarm must use a 10-year sealed battery. Removable batteries are no longer accepted for inspection.

Hardwired systems: Homes with an existing hardwired system must maintain it. A hardwired alarm cannot be replaced with a battery-only version.

Lifespan: All smoke alarms, both battery-operated and hardwired, must be replaced if they are more than 10 years old.

Low voltage alarm systems

Certification from certified alarm technician that the system is functioning correctly including when using backup power.

Carbon monoxide (CO) alarm regulations

CO alarms are required in all homes.

Placement: A CO alarm must be located within 10 feet of all sleeping areas.

Alarm type: Acceptable alarms include battery-operated, hardwired with a battery backup, or plug-in types. Combination smoke/CO alarms are also permitted.

Lifespan: CO alarms must be replaced according to the manufacturer's instructions. Many plug-in or battery-operated units have a lifespan of 5–7 years, while some newer 10-year sealed battery models are available.