

# FLORHAM PARK LOCAL ENFORCING AGENCY

## FIRE HEADQUARTERS

315 BROOKLAKE ROAD, FLORHAM PARK NJ 07932

Phone: (973) 377-3241 Fax: (973) 377-6652

Email: fpvfd@fpboro.net

www.florhamparkfiredepartment.com

### Paul McGann

Fire Official

#### **N.J.A.C.5:70-2.3 Certificate of smoke alarm, carbon monoxide alarm, and portable fire extinguisher compliance**

1. Before any one and two family or attached single family structure is sold, leased or otherwise made subject to a change of occupancy for residential purposes, the owner shall obtain a certificate of smoke alarm, carbon monoxide alarm, and portable fire extinguisher compliance, evidencing proper compliance with N.J.A.C. 5:70-4.19

#### **N.J.A.C. 5:70-4.19 Smoke alarms for one and two family dwellings; carbon monoxide alarms; and portable fire extinguishers**

In one and two family or attached single family dwellings subject to the requirements of N.J.A.C. 5:70-3, smoke alarms shall be installed as follows:

On each level of the premises:

1. **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.
2. A/C powered smoke alarms shall be accepted as meeting the requirements of this section. **(A/C powered smoke alarms that are more than 10 years old at the time of the CCO inspection shall be replaced prior to the inspection.)**
3. Low voltage alarm systems used to satisfy the requirements of a CCO inspection required the following:  
Alarm Station Monitoring contact information-phone number, account and account passwords;  
Certification from a certified alarm technician that the system is functioning correctly including when in use under back up power;  
The detection devices on the alarm system will be tested by the Inspector at the time of the inspection.

**Carbon Monoxide alarms** shall be installed in all dwelling units in buildings on one and two family or attached single family dwellings,

1. Single station carbon monoxide alarms shall be installed and maintained in the immediate vicinity of the sleeping area(s).
2. Carbon monoxide alarms may be battery-operated, hard-wired or the plug-in type and shall be listed and labeled in accordance with UL-2034 and shall be installed in accordance with the requirements of this section and NFPA-720.
- d) 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 manufacturer's hanging bracket so the operating instructions are clearly visible;
  4. The extinguisher shall be approved listed and labeled type with the minimum rating of **2A-10B:C and no more than 10 pounds**;
  5. 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; and
  6. The top of the extinguisher shall not be more than five (5) feet above the floor.

#### **CHECK LIST FOR CCO INSPECTIONS**

- BATTERY POWERED SMOKE ALARMS ARE WORKING PROPERLY, 10 YEAR SEALED BATTERY
- A/C POWERED SMOKE ALARMS ARE WORKING PROPERLY, AND ARE NOT OLDER THAN 10 YEAR (AN A/C POWERED ALARM **CANNOT** BE REPLACED WITH A BATTERY POWERED ALARM)
- LOW VOLTAGE SYSTEM HAS BEEN CERTIFIED BY AN ALARM TECHNICIAN, COPY OF CERTIFICATE IS AVAILABLE