

WHERE TO LOCATE SMOKE DETECTORS:

Detectors are to be located on every level of a residence, (basement, first floor, second floor) excluding crawl spaces and unfinished attics, and in every separate sleeping area, between sleeping areas and living areas such as the kitchen, garage, basement or utility room. In homes with only one sleeping area on one floor, a detector is to be placed in the hallway outside the bedroom as shown in Figure 1. In single floor homes with two separate sleeping areas, two detectors are required outside each sleeping area as shown in Figure 2. In multi-level homes, detectors are to be located outside sleeping areas and at every finished level of the home as shown in Figure 3. Basement level detectors are to be located in close proximity to the bottom of basement stairwells as shown in Figure 4.

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 from cooking may cause a nuisance alarm
- Bathrooms - excessive steam from a shower may cause a nuisance alarm
- Near forced air ducts used for heating or 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 4 inch "Dead Air" space where the ceiling meets the wall as shown in Figure 5
- The peak of an "A" frame type ceiling - "Dead Air" at the top may prevent smoke from reaching the detector

CARBON MONOXIDE ALARMS are to be located in every separate sleeping area per NFPA 720 and manufacturer's recommendations.

FURTHER INFORMATION ON DETECTOR PLACEMENT:

For further information about smoke detector placement, consult National Fire Protection Association's Standard No. 74-1984, titled "Household Fire Warning Equipment." For carbon monoxide alarms, their publication is Recommended Practice No. 720. These publications may be obtained by writing to the Publication Sales Department, National Fire Protection Association, Batterymarch Park, Quincy, MA 02269.

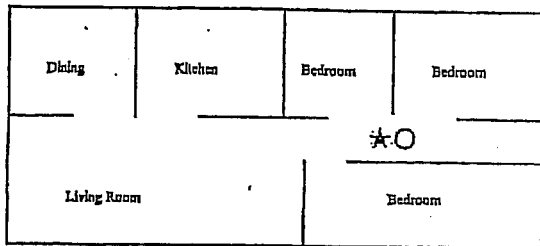


Figure 1
★ SMOKE DETECTOR
○ CARBON MONOXIDE ALARM

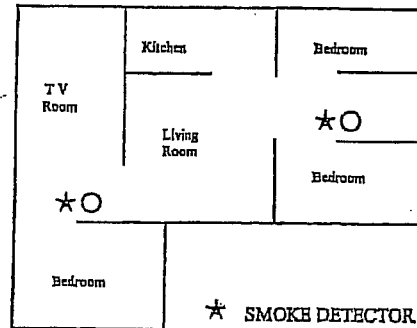


Figure 2
★ SMOKE DETECTOR
○ CARBON MONOXIDE ALARM

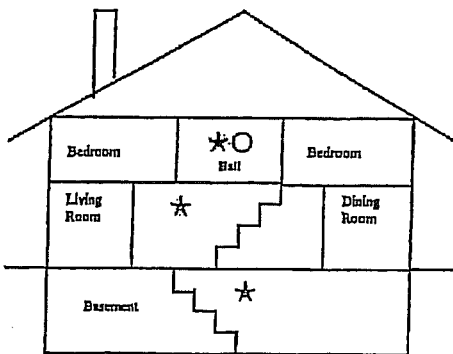


Figure 3
★ SMOKE DETECTOR
○ CARBON MONOXIDE ALARM

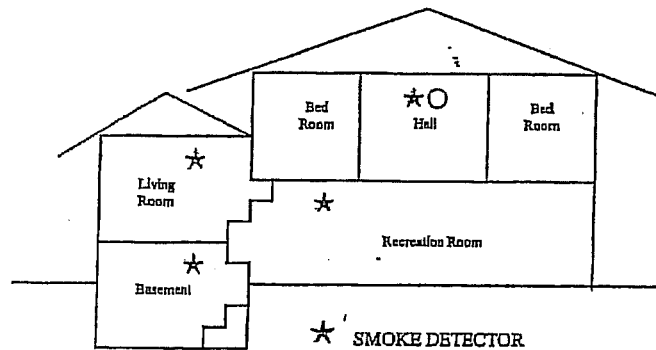


Figure 4
★ SMOKE DETECTOR
○ CARBON MONOXIDE ALARM

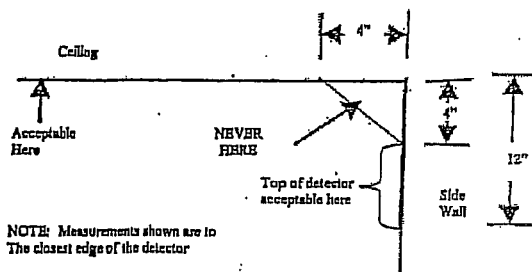


Figure 5

PORTABLE FIRE EXTINGUISHERS SHALL BE:

1. 2 1/4 to 10 lb., type ABC
2. Listed, labeled, charged and operable
3. Mounted on hangers or brackets supplied by the manufacturer
4. Within 10 feet of the kitchen area unless otherwise permitted by the Fire Prevention Bureau
5. Located with the top no more than 5 feet above the floor and bottom at least 4 inches above the floor
6. Visible and in a readily-accessible spot, free from obstruction
7. Near a room exit or travel way that provides an escape route to the exterior
8. Accompanied by an owner's manual or written information regarding the operation, inspection and maintenance of the extinguisher
9. Installed so the operating instructions are clearly visible

N.J.A.C. 5:70-4.19

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New Jersey Administrative Code TITLE 5. COMMUNITY AFFAIRS CHAPTER 70. UNIFORM FIRE CODE SUBCHAPTER 4. FIRE SAFETY CODE

§ 5:70-4.19 Smoke alarms for one- and two-family dwellings; carbon monoxide alarms; and portable fire extinguishers

(a) In one- and two-family or attached single family dwellings subject to the requirements of N.J.A.C. 5:70-2.3, smoke alarms shall be installed as follows:

- 1. On each level of the premises; and
- 2. Outside of each separate sleeping area.

(b) The smoke alarms required in (a) above shall be located and maintained in accordance with NFPA 72.

- 1. The alarms shall not be required to be interconnected.

(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. The effective date of this subsection shall be January 1, 2019.

- 1. A/C-powered smoke alarms shall be accepted as meeting the requirements of this section.

(d) Carbon monoxide alarms shall be installed in all dwelling units in buildings in one- and two-family or attached single family dwellings, except for units in buildings that do not contain a fuel-burning device or have an attached garage, as follows:

- 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 of 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.

(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 manufacturer's hanging bracket so the operating instructions are clearly visible;
- 4. The extinguisher shall be an approved listed and labeled type with a minimum rating of 2A-10B:C and no more than 10 pounds;
- 5. The owner's manual or written operation instructions shall be provided during the inspection and left for the new occupant;
- 6. 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
- 7. The top of the extinguisher shall not be more than five feet above the floor.
- 8. Exception: Portable fire extinguishers shall not be required for seasonal summer units. For purposes of applying this exception, "seasonal summer unit" shall mean a dwelling unit rented for a term of not more than 125 consecutive days for residential purposes by a person having a permanent residence elsewhere, but shall not include use or rental of living quarters by migrant, temporary, or seasonal workers in connection with any work or place where work is being performed.

History



HISTORY:

New Rule, R.1992 d.11, effective January 6, 1992. See: 23 N.J.R. 3064(a), 24 N.J.R. 88(a). Amended by R.1993 d.197, effective May 3, 1993.