



# FRANKFORD Township Fire Prevention Office



**EFFECTIVE JANUARY 1, 2019, NEW JERSEY FIRE CODE MANDATES THAT ALL BATTERY-OPERATED SMOKE DETECTORS MUST BE 10 YEAR SEALED UNITS AND SHALL BE INSTALLED & WHEN SELLING OR RENTING YOUR 1 OR 2 FAMILY HOME**

*5:70-4.19 SMOKE ALARMS FOR ONE- AND TWO-FAMILY DWELLINGS; CARBON MONOXIDE ALARMS; AND PORTABLE FIRE EXTINGUISHERS.* THE SMOKE ALARMS REQUIRED ABOVE SHALL BE LOCATED AND MAINTAINED IN ACCORDANCE WITH NFPA 72. THE ALARMS SHALL NOT BE REQUIRED TO BE INTERCONNECTED. 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:

- ON EACH LEVEL OF THE PREMISES; INCLUDING THE BASEMENT.
- OUTSIDE EACH SEPARATED SLEEPING AREA WITHIN 10 FEET OF THE BEDROOMS.
- ALARMS SHOULD BE MOUNTED ON THE CEILING, BUT IF MOUNTED ON THE WALL IT MUST BE 4 INCHES MIN AND 12 INCHES MAX FROM THE CEILING. THEY MUST ALSO BE 4 INCHES FROM ANY CORNER, AND A MIN OF 3 FEET FROM ANY AIR REGISTERS.

**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.**

**\*\* 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.**

**CARBON MONOXIDE ALARMS:** SHALL BE INSTALLED IN ALL DWELLING UNITS IN BUILDINGS THAT ARE 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:

- SINGLE STATION CARBON MONOXIDE ALARMS SHALL BE INSTALLED AND MAINTAINED IN THE IMMEDIATE VICINITY OF THE SLEEPING AREA(S). THEY CAN BE MOUNTED ON CEILINGS OR WALLS WITH NO HEIGHT RESTRICTION.
- CARBON MONOXIDE ALARMS MAY BE BATTERY-OPERATED, HARDWIRED 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

#### **FIRE EXTINGUISHERS**

- A portable fire extinguisher shall be installed in all one- and two-family dwellings upon a sale or change of tenancy.
- Extinguisher Size shall be a 5lb. 2A:10BC rating and no larger than a 10lb., mounted using manufacturer's hanging brackets and shall be readily accessible and not obstructed from view with the top of the extinguisher shall not be more than five feet above the floor.
- 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.