



TOWNSHIP OF WEST MILFORD

OFFICE OF THE
FIRE MARSHAL

1480 Union Valley Road • West Milford, NJ 07480 • Tel: (973) 728-2840 • Fax: (973) 728-2880

Certificate of Smoke Detector, Carbon Monoxide Alarm, & Fire Extinguisher Compliance

Effective January 1, 2019

WHEN CERTIFICATION IS NEEDED:

Upon resale or occupant change (*including rental units*), fire extinguisher, smoke and CO detector certification is required in all one and two family homes and some condominium units in the State of New Jersey as per N.J.A.C. 5:70-2.3 and N.J.A.C. 5:70-4.19 et seq. Failure to obtain certification can result in a fine up to \$2500.00 as per the State of New Jersey Uniform Fire Code. HOUSE NUMBERS ARE ALSO REQUIRED. NO CERTIFICATE WILL BE ISSUED UNLESS MINIMUM FOUR INCH HOUSE NUMBERS ARE VISIBLE FROM THE STREET AS PER TOWNSHIP ORDINANCE 2009-021.

TYPES OF DETECTORS REQUIRED:

Battery, electric, and electric with battery backup detectors are acceptable.

1. Detectors must be checked by the owner or his agent, *prior to certification*.
2. CO Detectors must be installed in any family living unit containing a fuel-burning appliance, fireplace, woodstove or having an attached garage.
3. Existing electrical detectors must operate as designed and may not be replaced with battery-operated detectors. If the existing electrical detectors work, but additional detectors required in cathedral ceilings those may be battery operated.
4. Smoke Detectors and Carbon Monoxide Detectors shall be less than 10 years old. Dates of manufacture can be located on the detector.
5. All single station battery operated smoke detectors, shall be 10 year sealed battery smoke detectors only.
Effective January 1, 2019
6. Any home that has a central station monitored fire alarm system installed at time of construction must be maintained and operable. A NFPA 72 fire alarm test report and documentation that the system is being monitored must be provided or a certificate will not be issued. As per the IRC NJ Edition the system shall become a permanent fixture and shall not be removed.

SMOKE AND CARBON MONOXIDE DETECTOR LOCATIONS (REFER TO DIAGRAM):

Smoke Detector Locations

Smoke detectors shall be located one per each level of the home within 10 (ten) feet of every bedroom door between the door and the living area.

Note 1: The basement detector must be mounted on the basement ceiling, within three feet of the stairwell.

Note 2: When installed on the wall, smoke detectors must be placed no less than 6" or more than 12" from the ceiling.

Note 3: Cathedral ceilings are considered a level and must have a smoke detector within 12" measured vertically

of the highest point.

Carbon Monoxide Detector Locations

1. CO Detectors shall be centrally located outside of each sleeping area within ten feet of every bedroom door.
2. The detectors shall be listed in accordance with UL-2034, and installed in accordance with the manufacturer's instructions.
3. CO Detectors may be plug-in or battery type, or combination units (smoke and carbon monoxide).

FIRE EXTINGUISHER LOCATION AND INSTRUCTIONS:

An ABC type fire extinguisher minimum rating of 2A-10B:C no more than 10 pounds must be mounted on the wall with brackets supplied by the manufacturer:

1. Within 10 (ten) feet of the kitchen and located in the path of egress.
2. The top of the extinguisher shall not be located more than five feet above the floor.
3. The extinguisher shall be readily accessible and not obstructed from view.
4. 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.

BUREAU SCHEDULE AND FEES:

A fee of \$50.00 will be charged for certifications requested more than 10 business days prior to closing. A fee of \$85.00 will be charged for certifications requested four to ten business days before closing and a fee of \$140.00 will be charged for certification requests less than four business days before closing as per Township Ordinance 2010-15 .** Checks are to be made payable to the Township of West Milford Fire Marshal. Certificates are valid for six months from the date of issue and are not transferable.

**There will be an additional \$40.00 fee for any re-inspections.

Scheduling Hours: 8:30 a.m. to 4:30 p.m., Monday through Friday.

Inspections are scheduled for Wednesday's, 9:00 a.m. to 3:30 p.m.

EFFECTIVE JANUARY 1, 2019 ALL SINGLE STATION BATTERY OPERATED SMOKE DETECTORS SHALL BE 10 YEAR SEALED BATTERY SMOKE DETECTORS ONLY.

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 put in the hallway outside the bedrooms 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 should be located outside sleeping areas and at every finished level of the home as shown in Figure 3. Basement level detectors should be located in 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.
- Forced air ducts used for heating or air conditioning or paddle fans: air movement may prevent smoke from reaching detectors.
- Near furnaces of any type – air and dust movement and normal combustion products may cause a nuisance alarm.
- The “Dead Air” space where the ceiling meets the wall, as shown in Figure 5.
- The peak of an “A” frame type of ceiling “Dead Air” at the top may prevent smoke from reaching the detector.

GENERAL INSTALLATION OF CO DETECTORS: ⊗

CO detectors shall be located in every sleeping area as Figure 1, Figure 2, Figure 3 and Figure 4 below. All CO detectors should be installed in a competent manner and in accordance with the manufacturer’s installation instructions. All CO alarms or detectors should be located and mounted so that accidental operation will not be caused by jarring or vibration. All CO alarms or detectors should be supported independently of their attachment to wires.

FIGURE 1

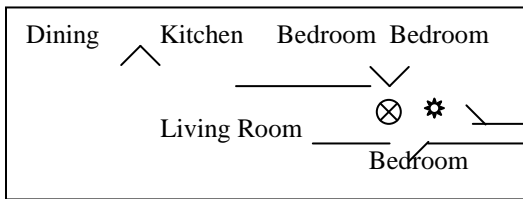


FIGURE 2

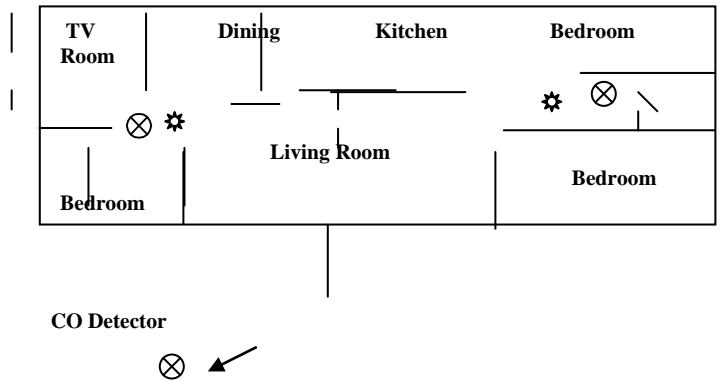


FIGURE 3

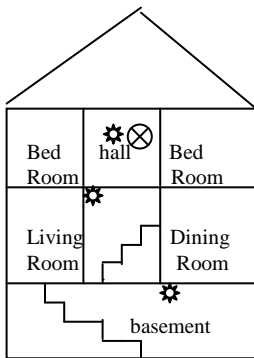


FIGURE 4

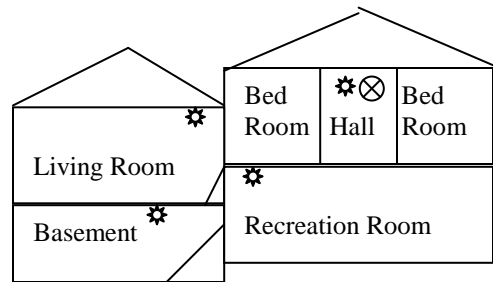
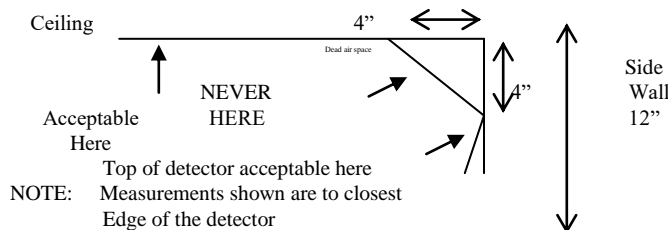


FIGURE 5



Remember: Detectors over ten years old – must be replaced!