
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF FIRE SAFETY
MEMORANDUM

TO: LEA FIRE OFFICIALS

FROM: DONALD M. HUBER, CHIEF OF STAFF

DATE: MARCH 6, 2007

SUBJECT: REQUIREMENTS FOR FIRE EXTINGUISHERS IN ONE-AND TWO FAMILY DWELLINGS AT CHANGE OF OCCUPANCY

As you are aware, the Legislature amended and enacted P.L. 1991, c.92 (C.52:27D-198.1), requiring that all one-and-two family dwellings at change of occupancy be provided with at least one portable fire extinguisher; in addition to the requirements for smoke detectors and carbon monoxide detectors. This provision does not apply to seasonal rental units. This act was signed into law on April 14, 2005 with an effective date of November 1, 2005.

It is the Division's position that this law must be enforced as enacted even though rules and regulations have not been promulgated. The statute may be cited in the absence of the regulations.

Until such time as regulations are adopted only the specific requirements contained in the statute are to be enforced. The requirements are as follows:

1. The extinguisher must be rated for residential use consisting of an **A:B:C** type;
2. No larger than a 10 pound rated extinguisher;
3. **Mounted within 10 feet of the kitchen area**; unless otherwise permitted by the enforcing agency.

Any questions concerning this matter may be referred to my office at (609) 633-6106. Thank you for your anticipated cooperation in enforcing this law. It is important that this requirement be enforced uniformly statewide.

SMOKE + CARBON MONOXIDE INFO

Dear Homeowner,

NJ State law now requires that any existing dwelling that contains a fuel burning appliance, fireplace, woodstove, or having an attached garage, that undergo a repair, renovation, alteration, addition or installation of equipment that requires a permit, be equipped with a Carbon Monoxide (CO) detector. No additional permit is required for their installation, unless they are permanently connected to the homes electrical wiring. These detectors are available from most hardware stores, home centers, department stores and discount stores. These detectors are available from approx. \$20.00 to \$100.00 and combination Smoke / CO detectors are available from approx. \$50.00 to \$80.00. These detectors may be battery operated, plug-in, or hard wired w/ battery back-up. These detectors must be installed (if not already) before calling for final inspections. NOTE: *Bedrooms being altered, renovated or newly created bedrooms have additional smoke detector requirements.*

Carbon Monoxide (CO) Detector Locations

CO detectors should be located outside of each separate sleeping area in the vicinity of the bedrooms as shown in Figure 1, Figure 2, Figure 3 and Figure 4 on the bottom of this page. 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 jarring or vibration will not cause accidental operation. All CO alarms or detectors should be supported independently of their attachment wires.

○ Carbon Monoxide Detector

● Smoke Detector

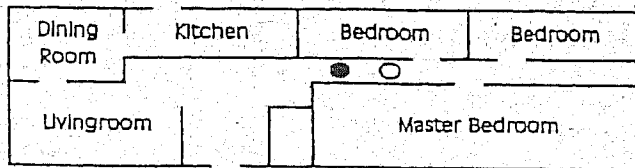


Figure 1

In a home with only one sleeping area on one floor the smoke and CO detectors are to be put in the hallway outside the bedrooms.

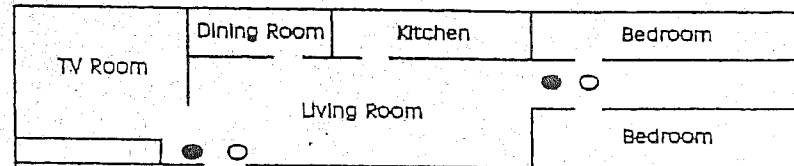


Figure 2

In a single floor home with two separate sleeping areas, two smoke and CO detectors are required, one of each outside each sleeping area.

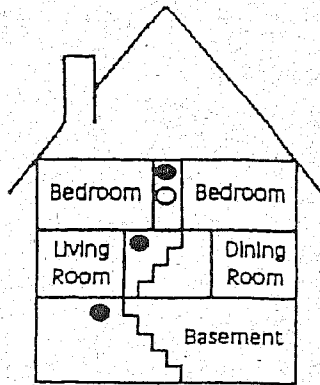


Figure 3

In multi-level homes, smoke detectors should be located outside sleeping areas and at every finished level of the home. CO detectors shall be located in every sleeping area.

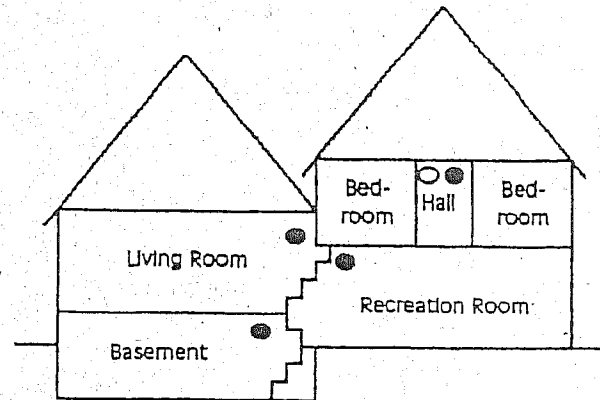


Figure 4

Basement level smoke detectors should be located in the bottom of basement stairwells. CO detectors shall be located in every sleeping area.

PLEASE NOTE REQUIRED LOCATIONS