

# Hanover Township Fire District 2 & 3

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## Requirements for Smoke, Carbon Monoxide alarms and Fire Extinguisher Inspection

### **NJAC 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 and carbon monoxide alarm compliance, evidencing proper compliance with NJAC 5:70-4.19 from Hanover Township Fire Districts #2 or #3.

### **NJAC 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 NJAC 5:70-2.3, smoke alarms shall be installed as follows:

- On each level of the premises; and
  - Outside each separate sleeping area
- 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 inspection shall be replaced prior to the inspection.

- 3) Low voltage alarm systems used to satisfy the requirements of a Certificate of Habitability inspection require 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.

### **Carbon Monoxide Alarms:**

Carbon Monoxide alarms shall be installed in all dwelling units in buildings on one- and two-family or attached single family dwellings, except for units in a building that does 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).
- Carbon monoxide alarms may be battery- operated, hard-wired, or 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.

### **Secondary Power Sources:**

Each structure subject to the requirements of this section that contains a secondary power source shall have a label installed within 18 inches of the main electrical panel and electrical meter warning of the danger associated with secondary power sources. (Effective February 3, 2025). (Solar PV Systems, Backup Generators, Residential Battery Back Up Systems, etc). Labels shall be made of sufficient durability to withstand the environment involved. Labels to be a minimum letter height of 3/8", white on red background, reflective and permanently affixed.

### **Fire Extinguisher Requirement:**

Effective February 3, 2025 the State of New Jersey repealed the law requiring fire extinguishers in 1 and 2 family dwellings in order to obtain a Certificate of Smoke Alarm and Carbon Monoxide Compliance.

**Check List for Inspections:**

- Battery powered smoke alarms are working properly, 10-year seal battery
- A/C powered smoke alarms are working properly and are not older than 10-years (an A/C powered alarm cannot be replaced with a batter powered alarm).
- Low voltage system has been certified by an alarm technician, copy of certificate is available, alarm company contact information, account number and password are available for the Inspector
- Make sure alarms are in place and located where required. A/C powered alarms are mounted as required during construction or rehabilitation of the premises. Battery powered smoke alarms must be installed on each level of the premises and outside each sleeping area. (If the premise has two (2) sleeping areas on the opposite sides of the premises on the same level, two (2) detectors are required.
- Secondary power sources are labeled at the main electrical panel and electrical meter.