

BOROUGH OF MANTOLOKING

OCEAN COUNTY



NEW JERSEY

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Rules for Smoke, Carbon Monoxide and Fire Extinguisher Certification

1. Smoke detectors must be located on each floor, including the basement and finished attics. Smoke detectors must be located within 10 feet of all bedrooms. Smoke detectors shall not be located in the stairway.
2. Smoke detectors must be mounted on the ceiling at least 4 inches from the wall or on the wall with the top of the detector not less than 4" or more than 12" below the ceilings highest point.
3. All smoke detectors must be in working order.
4. If the residence was built with electric interconnected smoke alarms they must remain that way, they cannot be replaced with battery.
5. Carbon monoxide alarms must be located within 10' of all bedrooms.
6. Portable fire extinguishers is defined to mean an operable portable device, carried and operated by hand, containing an extinguisher agent that can be expelled under pressure for the purpose of suppressing or extinguishing fire, and which is:
 - a. Rated for residential use consisting of a **2A:10BC** type.
 - b. No larger than 10 pounds.
 - c. Mounted within 10' of the kitchen area and must be visible from the kitchen. Not in a pantry or a laundry room.
7. Fire extinguisher should be no higher than 5" from the floor.

**DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF FIRE SAFETY
MEMORANDUM**

TO: ALL LOCAL ENFORCING AGENCIES
FROM: LOUIS KILMER, CHIEF – BUREAU OF FIRE CODE ENFORCEMENT
SUBJECT: REQUIREMENTS FOR FIRE EXTINGUISHERS IN ONE- AND TWO-FAMILY DWELLINGS
DATE: NOVEMBER 15, 2005

The Legislature amended and enacted P.L.1991, c. 92 (C.52:27D-198.1), requiring that all one- and two-family dwellings at a change of occupancy be provided with a portable fire extinguisher, in addition to the requirements for smoke 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.

The regulations were recently made available for public comment. The comment period has ended and the final adoption of the regulations will appear in the New Jersey Register in the near future. The Division of Fire Safety is advising all local enforcing agencies to enforce the regulations; using the guidelines below.

The requirements for the type and placement of the extinguishers are as follows:

- 1) At least one portable fire extinguisher shall be installed in all one- and two-family dwellings (except seasonal rental units) upon change of occupancy;
- 2) The extinguisher shall be listed, labeled, charged, and operable;
- 3) The size shall be no smaller than 2A:10B:C, rated for residential use and weigh no more than 10lbs;
- 4) The hangers or brackets supplied by the manufacturer must be used;
- 5) The extinguisher must be located within 10 feet of the kitchen;
- 6) The top of the extinguisher must not be more than 5 feet above the floor;
- 7) The extinguisher must be visible and in a readily accessible location, free from being blocked by furniture, storage, or other items;
- 8) The extinguisher must be near a room exit or travel path that provides an escape route to the exterior;
- 9) The extinguisher must be accompanied by an owner's manual or written information regarding the operation, inspection, and maintenance of the extinguisher; and
- 10) Lastly, the extinguisher must be installed with the operating instructions clearly visible.

New fire extinguishers are not required to be serviced and tagged, as long as the seller or agent can provide proof of purchase or receipt.

Until the proposed regulations have been adopted, the statute should be cited for enforcement purposes. The correct citation is N.J.S.A. 52:27D-198.1.

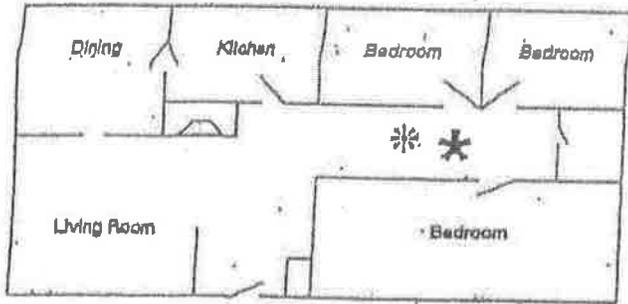
If you have any questions regarding the implementation of this act or its specific requirements, please contact our Local Assistance Unit at 609-633-6112.

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 shall be installed in accordance with the requirements of the N.J. Uniform Fire Code.

Smoke Detectors are to be located on every level of a residence, basement, first floor, second floor etc. including a habitable attic and outside in immediate vicinity (ten feet) of every sleeping area. A smoke detector does NOT have to be located in a crawl space or an unfinished attic.

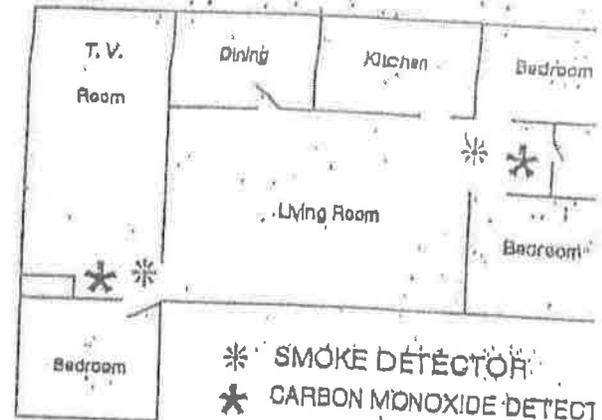
Do Not Install Smoke Detectors in the following areas to avoid false alarms and improper operation.

- Kitchens - Smoke from cooking may cause a nuisance alarm.
- Bathrooms - Excessive steam from a shower may cause a nuisance alarm.
- Near heating or air conditioning ducts
- The "Dead Air" space where the ceiling meets the wall (see Figure 5).
- The peak of an "A" frame ceiling at the top may prevent smoke from reaching the detector.



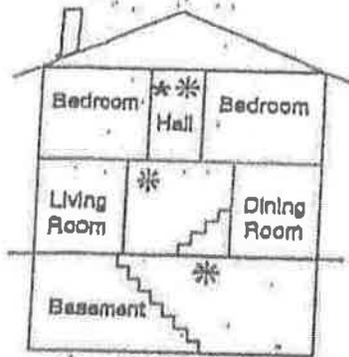
* SMOKE DETECTOR
 ✖ CARBON MONOXIDE DETECTOR

Figure 1



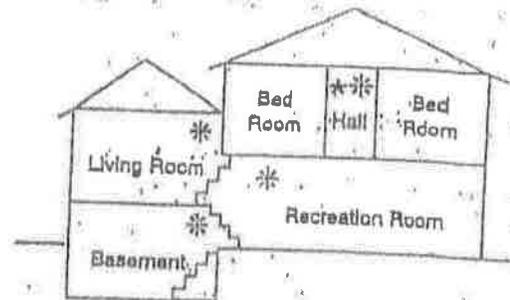
* SMOKE DETECTOR
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Figure 2



* SMOKE DETECTOR
 ✖ CARBON MONOXIDE DETECTOR

Figure 3



* SMOKE DETECTOR
 ✖ CARBON MONOXIDE DETECTOR

Figure 4

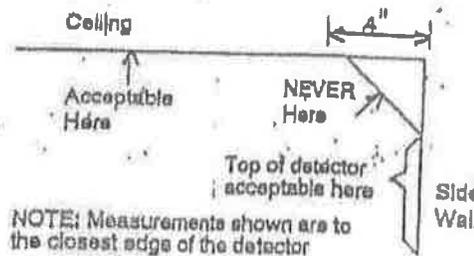


Figure 5