



## MIDDLESEX COUNTY FIRE MARSHAL

1001 Fire Academy Drive

Sayreville, NJ 08872

732-316-7171 (office) 732-721-7486 (fax)

Email: firemarshal@co.middlesex.nj.us



To: All Real Estate Agencies/Homeowners

Subject: **Smoke Detector/Carbon Monoxide Detector Inspections**

Attached please find an application for a Smoke Detector/Carbon Monoxide Detector Inspection which is required pursuant to the NJ Uniform Fire Code N.J.A.C. 5:70-2.3 / 5:70-4.19(c) and the Middlesex County Fire Marshal Ordinance 10-1811 when a change in occupancy or ownership occurs.

Ten (10) business days or more before closing/change of occupancy:	\$ 50.00
Less than ten (10) business days before closing/change of occupancy:	\$ 75.00
Less than (4) business days before closing/change of occupancy:	\$125.00
Re-inspection for failed inspection:	\$ 20.00
Failure to be present for scheduled inspection without notification:	\$ 75.00

Fees can be very significant if adequate notice is not provided for these inspections. The volume of requested inspections requires complex scheduling. When this law took effect, the County's Fire Prevention Bureau has tried to make this process as easy as possible; however, we are receiving too many requests that do not allow for proper scheduling. The new fees address this problem. Our purpose is to encourage prompt attention to this requirement and adequate scheduling lead time for the inspections. **Make checks payable to: Bureau of the Fire Marshal.**

Thank you for your cooperation in proper scheduling. Please feel free to contact our office if you should require further assistance.

Sincerely,

*Michael Gallagher*

Michael Gallagher  
Middlesex County Fire Marshal



Middlesex County Fire Marshal  
1001 Fire Academy Drive  
Sayreville, NJ 08879

Email: [firemarshal@co.middlesex.nj.us](mailto:firemarshal@co.middlesex.nj.us)

Phone: 732-316-7171

Fax: 732-721-7486

### SMOKE & CARBON MONOXIDE DETECTOR APPLICATION

Inspector: \_\_\_\_\_  
Date \_\_\_\_\_  
Time \_\_\_\_\_

Sale

Rental

PROPERTY ADDRESS: _____	YEAR BUILT: _____
_____	_____
_____	BLOCK: _____ LOT: _____

Closing/Rental Date: _____	Phone # _____
Inspection Contact: _____	Phone # _____
Seller/Owner Name: _____	Phone # _____
Realtors' Name: _____	Phone # _____
Buyer/Renter Name: _____	Phone # _____

<b>Smoke Detector #1</b>	
Floor: _____	<input type="checkbox"/> Battery <input type="checkbox"/> Electric <input type="checkbox"/> Electric w/battery back-up
Location _____	
<b>Smoke Detector #2</b>	
Floor: _____	<input type="checkbox"/> Battery <input type="checkbox"/> Electric <input type="checkbox"/> Electric w/battery back-up
Location _____	
<b>Smoke Detector #3</b>	
Floor: _____	<input type="checkbox"/> Battery <input type="checkbox"/> Electric <input type="checkbox"/> Electric w/battery back-up
Location _____	
<b>Smoke Detector #4</b>	
Floor: _____	<input type="checkbox"/> Battery <input type="checkbox"/> Electric <input type="checkbox"/> Electric w/battery back-up
Location _____	
<b>Carbon Monoxide Detector #1</b>	
Floor: _____	<input type="checkbox"/> Battery <input type="checkbox"/> Electric <input type="checkbox"/> Electric w/battery back-up
Location _____	
<b>Carbon Monoxide Detector #2</b>	
Floor: _____	<input type="checkbox"/> Battery <input type="checkbox"/> Electric <input type="checkbox"/> Electric w/battery back-up
Location _____	
<b>Fire Extinguisher</b>	
Location _____	

# **ONE- & TWO-FAMILY HOMES CERTIFICATION CRITERIA FOR SMOKE DETECTORS AND CO DETECTORS**

## **BUILT BEFORE 1977:**

- ❖ Battery Detectors
- ❖ One on each level
- ❖ Within 10 feet of each bedroom
  
- ❖ CO Detector within 10 feet of each sleeping area

## **BUILT 1977 OR AFTER, BUT BEFORE 1984:**

- ❖ Electric Detectors not interconnected
- ❖ One on each level
- ❖ Within 10 feet of each bedroom
  
- ❖ CO Detector within 10 feet of each sleeping area

## **BUILT 1984 OR AFTER, BUT BEFORE 1990:**

- ❖ Electric Detectors - INTERCONNECTED
- ❖ One on each level
- ❖ Within 10 feet of each bedroom
  
- ❖ CO Detector within 10 feet of each sleeping area

## **BUILT 1990 TO PRESENT:**

- ❖ Electric Detectors with battery back-up - **ALL INTERCONNECTED**
- ❖ One on each level
- ❖ Within 10 feet of each bedroom
- ❖ In each bedroom
  
- ❖ CO Detector within 10 feet of each sleeping area

**Note:** Only homes built before 1977 need to have the smoke detector at the bottom of the stairwell in basement.

**WHERE TO LOCATE 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 placed in the hallway outside each sleeping areas as shown in Figure 1. In single floor homes with two separate sleeping areas, two detectors are required, outside each sleeping areas as shown in Figure 2. In multi-level homes, detectors are to be located outside sleeping areas and at every finished level of the home as shown in Figure 3. Basement level detectors are to be located in close proximity to the bottom of basement stairwells as shown in Figure 4.

**WHERE NOT TO LOCATE DETECTORS:**

To avoid false alarms and/or improper operation, avoid installation of smoke detectors in the following areas:

Kitchens-smoke from cooking may cause nuisance alarm.

Bathrooms -excessive steam from a shower may cause a nuisance alarm.

Near forced air ducts-used for heating or air conditioning-air movement may prevent smoke from reaching detector.

Near furnaces of any type-air and dust movement and normal combustion products may cause a nuisance alarm.

The 4 inch "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 detector.

**FURTHER INFORMATION ON DETECTOR PLACEMENT:**

For further information about detector placement consult the National Protection Association's Standard No. 74-1984, titled "Household Fire Warning Equipment."

This publication may be obtained by writing to the Publication Sales Department, National Fire Protection Association, Batterymarch Park, Quincy, MA. 02269.

CARBON MONOXIDE ALARMS are to be located in every separate sleeping area per NFPA 720 and manufacturer's recommendations.

**WHERE TO LOCATE FIRE EXTINGUISHER:**

Within 10 feet of the kitchen and located in the exit or travel path; and is visible and in a readily accessible location. The top of the fire extinguisher is not more than 5 feet above the floor and is mounted using manufactures hanger or brackets. Minimum size of 2A:10B:C and weigh no more than 10 pounds, is accompanied with the owners manual or with the proper written instructions. The extinguisher is listed, labeled, charged and operable. The extinguisher must have been serviced and tagged by a contractor certified by the New Jersey Division of Fire Safety within the past 12 months or seller must provide a recent proof of purchasing receipt.

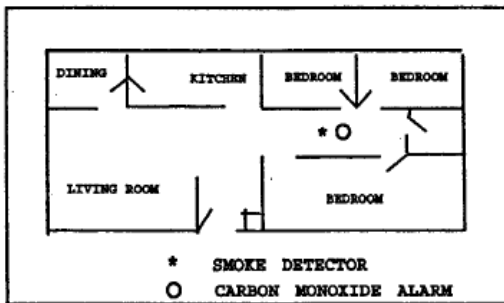


Figure 1

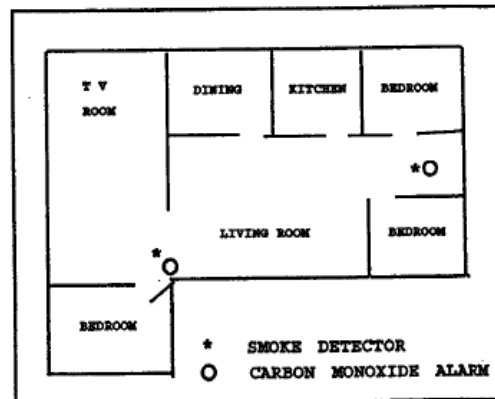


Figure 2

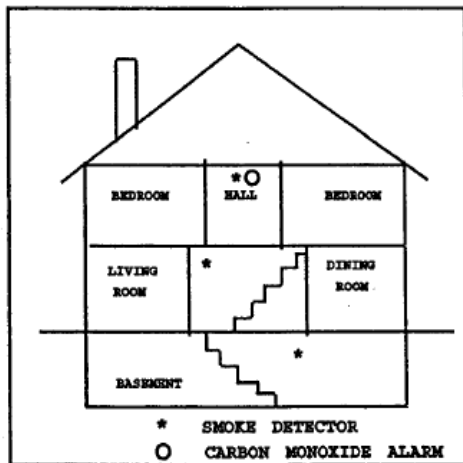


Figure 3

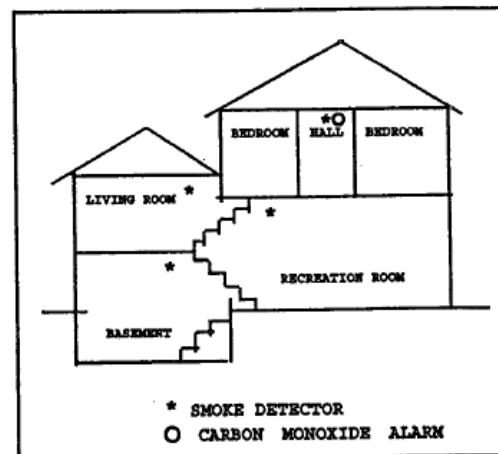


Figure 4

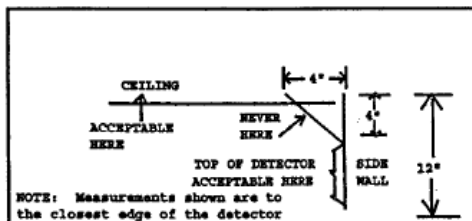


Figure 5

Ronald G. Rios  
Freeholder Director

Charles E. Tomaro  
Deputy Director

Kenneth Armwood  
Charles Kenny  
Leslie Koppel  
Shanti Narra  
Blanquita B. Valenti  
Freeholders



**COUNTY OF MIDDLESEX  
DEPARTMENT OF PUBLIC SAFETY AND  
HEALTH  
Bureau of the Fire Marshal**

Shanti Narra  
Chairperson, Public Safety and  
Health Committee

John A. Pulomena  
County Administrator

Joseph W. Krisza  
Department Head

Michael Gallagher  
Fire Marshal

**Residential Smoke Detector and Carbon Monoxide  
Alarm Compliance Guidelines**

1. Smoke detectors and carbon monoxide detectors must be within 10 feet of any bedroom.
2. For floors that don't have bedrooms there must be at least one smoke detector on each floor. If you have an unfinished attic you do not require a smoke detector in the attic. Both finished and unfinished basements require a smoke detector.
3. **ALL BATTERY POWERED SMOKE DETECTORS MUST BE 10-YEAR SEALED UNITS THAT DO NOT HAVE A USER SERVICEABLE BATTERY.** Battery powered single station smoke alarms shall be installed and shall be listed in accordance with ANSI/UL 217, incorporated herein by reference under N.J.A.C. 5:70-2.3(a) and N.J.A.C 5:71-4.19(c), **ANY BATTERY POWERED SMOKE DETECTOR THAT IS NOT A 10-YEAR SEALED UNIT WILL NOT BE ACCEPTED.**
4. If you need to replace a **Hard-Wired Smoke Detector** it must be replaced with a hard-wired smoke detector. You cannot put a battery-powered smoke detector in the place of a hard-wired detector. You can upgrade a battery-powered smoke detector to a hard-wired electric if you so choose. **IF YOUR CURRENT HARD-WIRED DETECTORS ARE MORE THEN 10 YEARS OLD THEY MUST BE REPLACED PRIOR TO INSPECTION.**
5. **Standalone Carbon Monoxide Detectors** (battery or electric) must be less than 7 years old. Both battery and electric detectors are approved for residential use in New Jersey.
6. To determine the age of any detector, look at the date of manufacture on the rear of the unit. *If you have a combination smoke/carbon monoxide detector it must have a manufacture date less than 10 years old.*

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<http://www.middlesexcountynj.gov/>



7. Fire Extinguishers must be a 2-A:10-B:C type. Look for a label on the outside of the box stating 2-A:10-B: C. (These extinguishers should be red in color and weigh approx. 5 pounds and are ABC type.) Fire extinguishers must be mounted on the wall on the way out of the kitchen utilizing the bracket supplied in the box.
8. A receipt must be left with the extinguisher showing that the extinguisher was purchased less than one year ago. If the receipt is older than one year the extinguisher must be replaced with a new unit. A NJ State licensed contractor inspection tag can also be substituted for the receipt as long as it's been issued in the past 12 months.

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