



**Independence Township Fire Prevention
286B Route 46
Great Meadows, New Jersey 07838
(908) 876-8637**

**CERTIFICATE OF SMOKE DETECTOR/CARBON MONOXIDE
AND FIRE EXTINGUISHER COMPLIANCE**

The State of New Jersey requires that you obtain a **Certificate of Smoke Detector/Carbon Monoxide/Fire Extinguisher Compliance** in order to sell, rent, or lease a home. It is the responsibility of the owner/seller to get this certification. In Independence Township, the Washington Township Fire Prevention Bureau conducts these inspections. Please call the Washington Township Municipal Building at (908) 876-8637 to leave a message with your name and phone number where you may be reached during both day and evening hours. The Inspector will call you back and set up a mutually convenient time to conduct the inspection.

Certificate of Smoke Detector and Carbon Monoxide Alarm Compliance (CSDCMAC) inspection fees shall be based upon the amount of time remaining before the change of occupant is expected.

Requests received more than 10 business days prior to the change of occupant	\$40
Request received four to 10 business days prior to change of occupant	\$70
Request received fewer than four business days prior to change of occupant	\$125

A second fee of **\$35.00** will be charged for any additional re-inspections that may be required. The inspector will require the Lot and Block numbers at the time of the inspection.

Inspection fees are payable by check to Independence Township.

SMOKE DETECTOR REQUIREMENTS

Homes built prior to 1977 did not require any original detector requirements. One smoke detector on each level is required. These detectors are to be located at the bottom of the basement stairwell as well as the bottom of each stairwell leading to the next level. A detector is also needed to be located no more than 10 feet from any bedroom within the home. The smoke detector can be battery operated and does not need to be interconnected.

Homes built under the 1978 or 1981 code were originally built with one electric smoke detector on the sleeping and basement levels. These detectors were not interconnected. To pass an inspection both the original smoke detectors must be working and an additional detector must be added to each level not equipped with a detector as per locations found in the above 1977 requirement. Additional detectors may be battery operated.

Homes built under the 1984 through 1992 code require electrically powered smoke detectors on every level as originally built in the home. All installed detectors must be working properly to pass an inspection.

Homes built under the 1993 code require an electric powered smoke detector on every level, in the vicinity of any sleeping area (hallway) and in every bedroom. They are all interconnected so that the activation of one sounds all of the alarms. All detectors require a battery backup. This system must be in proper working order to receive a compliance certificate.

PLEASE TEST YOUR SMOKE DETECTORS PRIOR TO THE INSPECTION TO SAVE COSRY RE-INSPECTIONS.

FIRE EXTINGUISHER REQUIREMENTS

In accordance with New Jersey Department of Community Affairs Division of Fire Safety - The New Jersey Legislature amended and enacted P.L. 199,c.92 (C.52:27d-198.1 and 5:70-4.19), requiring that all one and two family dwellings at a change of occupancy be provided with a portable extinguisher, in addition to the requirements for smoke and carbon monoxide detectors. This provision has an effective date of November 1, 2005.

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 **2A10BC**, rated for residential use and weigh no more than 10 lbs.
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.
10. Lastly, the extinguisher must be installed with the operating instructions clearly visible.

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

CARBON MONOXIDE DETECTOR REQUIREMENTS

Battery or 110 Volt Carbon Monoxide Detectors can be installed in homes built up to the 1993 Code. These detectors need to be installed within 10 feet of any bedroom. Homes built from the 1993 Code and after are required to be electrically powered with a battery back-up as well as being at least 10 feet from any bedroom.