Requirements for obtaining a Certificate of Continued Occupancy

Carbon Monoxide, Smoke/Fire Detectors

No Certificate of Continued Occupancy shall be issued for any structure unless an approved "Automatic Fire Detection System" and Carbon Monoxide Detector is installed per NFiPA-72 or 74 and N.J.A.C. 5:70-2.3.

Existing one and two-family dwellings may utilize 10-year battery operated smoke detectors. Carbon monoxide detectors may also be battery operated.

If an electric system is installed, the system must be interconnected so that the activation of any one detector will activate all other detectors.

Detectors must be placed in the following locations:

Basement:

Must be located on ceiling of basement, at foot of stairs. Do not install at top of basement steps as this location is considered the first floor.

First and Second Floors:

On ceiling within 10 feet of any sleeping area - in a common area not within the bedrooms themselves.

No smoke detector shall be installed within three (3) feet of an external door, window or air vent.

Smoke detectors installed on wall shall not be more than 12 inches and not less than 6 inches from ceiling.
(Location may require modification depending on conditions in the specific building or dwelling)

Carbon Monoxide Detectors:

Carbon Monoxide detectors must be installed within 10 feet of any sleeping area. (Do not install within bedrooms) Carbon Monoxide detector may be battery operated. Follow manufacturer's instructions for installation.

Inspections of the following will also be conducted:

Sump Pumps:

If you currently have a sump pump installed, it must empty out onto your property or onto the street, sump pumps cannot be directly connected int the borough's sewer system.

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 put in the hallway outside the bedrooms as shown in Figure 1. In single floor homes with two separate sleeping areas, two detectors are required, outside each sleeping area as shown in Figure 2. In multi-level homes, detectors should be located outside sleeping areas and at every finished level of the home as shown in Figure 3. Basement level detectors should be located in 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 a nuisance alarm.
Bathrooms-excessive steam from a shower may cause a nuisance alarm.
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 "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 LOCATION

For further information about detector placement consult the National Fire 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

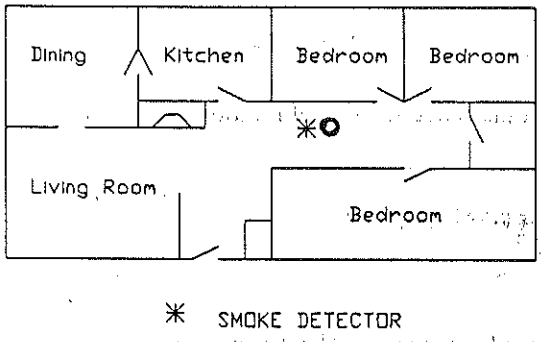

Figure 1

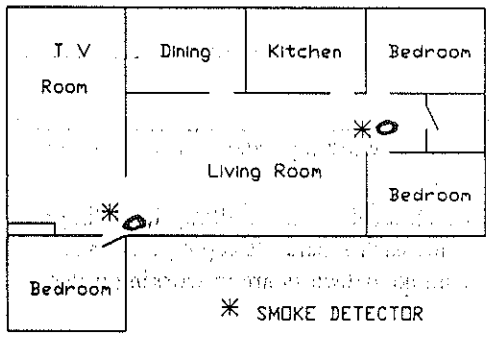

Figure 2

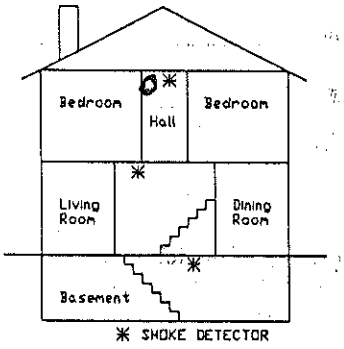

Figure 3

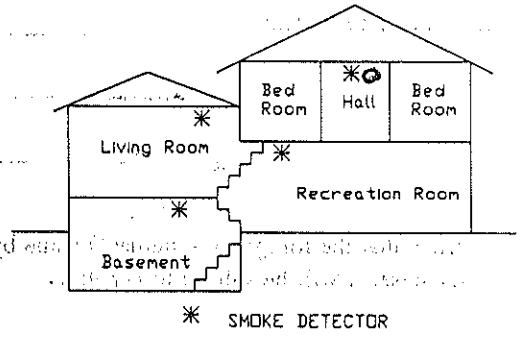

Figure 4

⊙ = CO Detector

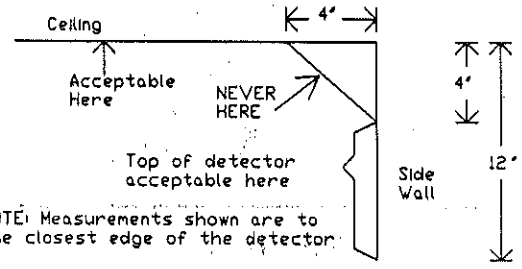

Figure 5

ATTENTION

Effective January 1, 2019 anyone utilizing Battery powered smoke alarms for the purpose of obtaining a Certificate of Smoke Alarm, Carbon Monoxide Alarm, and Portable Fire Extinguisher Compliance must utilize **Ten-year sealed battery-powered detectors that shall be listed in accordance with ANSI/UL 217.**

This requirement does not affect hardwired, A/C powered single or multi station devices or low voltage system devices.