

FIRE PROTECTION SYSTEMS REQUIREMENTS

N.J.A.C. 5:70-4.19 Smoke Detectors and Carbon Monoxide Detectors for one and two family dwellings – Single or multiple station smoke alarms and carbon monoxide detectors shall be installed and maintained in Groups R-2, R-3, R-5 and in dwellings not regulated in Group R occupancies, regardless of occupant load at all of the following locations:

1. Smoke detectors shall not be any older than 10 years. Carbon monoxide detectors shall not be any more than 5 years old. Combination smoke and carbon monoxide detectors shall not be more than 7 years old.
2. Smoke detectors shall be located on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. (manufacturers installation instructions shall be followed)
3. In each room used for sleeping purposes.
4. In each story within a dwelling unit, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
5. Carbon monoxide detectors shall be installed and maintained in the immediate vicinity of all sleeping areas.
6. All systems shall be maintained in an operable condition at all times in accordance with the International Fire Code.
7. Smoke detectors shall not be within 36" from the end of a ceiling fan blade or heating/air conditioner register.
8. Any low voltage monitored fire alarm system with remote batteries shall be inspected by approved certified fire alarm contractor and report in accordance with NFPA-72, given to inspector at time of inspection.