

ATTENTION:

All Realtors, Landlords, Apartment Managers, Sellers of Real Estate

Effective January 1, 2019

The following will be required:

Change of occupancy inspection for all structures:

- (a)** In one- and two-family or attached single family dwellings subject to the requirements of N.J.A.C. 5:70-2.3, smoke alarms shall be installed as follows:
1. On each level of the premises; and
 2. Outside each separate sleeping area.
- (b)** The alarms shall be located and maintained in accordance with NFPA 72
1. The alarms shall not be required to be interconnected unless required by the Uniform Construction Code (original construction or rehabilitation project).
- (c)** Ten-year sealed battery-powered single station smoke alarms (can be CO detector / combo) shall be installed and shall be listed in accordance with ANSI/UI 217, incorporated herein by reference. However, A/C – powered single or multiple – station smoke alarms installed as part of the original construction or rehabilitation project shall not be replaced with battery-powered smoke alarms.
1. A/C – powered smoke alarms shall be accepted as meeting the requirements of this section.
- (d)** Carbon monoxide alarms shall be installed in all dwelling units in buildings in one – and two-family or attached single family dwellings, except for units in buildings that do not contain a fuel-burning device or have an attached garage, as follows:
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 and shall be installed in accordance with the requirements of this section and NFPA-720 (MFG shelf life 7 years)
- (e)** A portable fire extinguisher shall be installed in accordance with the following:
1. The extinguisher shall be within 10 feet of the kitchen and located in the path of egress

2. The extinguisher shall be readily accessible and not obstructed from view (**not mounted inside a cabinet**):

3. The extinguisher shall be mounted using the manufacturer's hanging bracket so the operating instructions are clearly visible;

4. The extinguisher shall be an approved listed and labeled type with a minimum rating of 2A-10B:C and no more than 10 pounds; (3 m more apartments may be 1A-10B:C)

5. The owner's manual or written operations instructions shall be provided during the inspection and left for the new occupant;

6. The extinguisher shall be serviced and tagged by a certified Division of Fire Safety contractor within the past 12 months or the seller must have a receipt for a recently purchased extinguisher and

7. The top of the extinguisher shall not be more than five feet above the floor.