

THE TOWNSHIP OF CRANBURY

**FIRE SAFETY BUREAU
23-A North Main Street
Cranbury, NJ 08512**

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Dear Cranbury Resident/Real Estate Agent:

There have been some changes to the Certificate of Smoke Alarm, Carbon Monoxide Alarm, and portable fire extinguisher compliance requirements.

Effective January 1, 2019, all single station battery-operated smoke alarms must be ten-year sealed batteries. This is not required if alarms are interconnected.

The inspector will ask for proof that the alarms are ten-year sealed batteries. Proof can be in the form of a receipt stating it is a ten-year sealed battery, the original package the alarm came in, or the inspector may ask for the alarm to be removed so we may check and then have the alarm reinstalled.

Effective January 1, 2019, as per NJAC 5:70-4.19 fire extinguishers must comply as follows.

1. The fire extinguisher shall be within ten feet of the kitchen and located in the path of egress.
2. The fire extinguisher shall be readily accessible and not obstructed from view.
3. The extinguisher shall be mounted using the manufacturer's hanging bracket, so the operating instructions are clearly visible.
4. The fire extinguisher shall be an approved listed and labeled type with a minimum rating of 2A-10BC and be no more than 10 pounds.
5. The owner's manual or written operation 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.
7. The top of the extinguisher shall not be more than five feet above the floor.

Detectors are to be located on every level of a residence, (basement, first & second floors) excluding crawl spaces and unfinished attics and 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 the bedroom 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 are to be located outside sleeping areas and at every finished level of the home as shown in Figure 3. Basement level detection to be located in close proximity to the bottom of basement stairwells as shown in Figure 3.

WHERE NOT TO LOCATE DETECTORS:

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

- Kitchen – smoke from cooking may cause a nuisance alarm.
- Bathroom – 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 the detector.

FURTHER INFORMATION ON DETECTOR PLACEMENT:

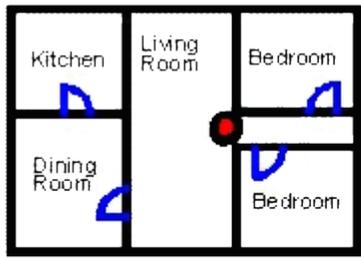
For further information about a smoke detector placement, consult the National Protection Association’s Standard No. 74-1984, titled “Household Fire Warning Equipment”. For Carbon Monoxide alarms, the publication is Recommended Practice #720. These publications may be obtained by writing to the Publication Sales Department, National Fire Protection Association, Batterymarch Park, Quincy, MA 02269.

Carbon Monoxide alarms are to be in every separate sleeping area per NFPA 720 and manufacturer’s recommendations.

There is now a \$25.00 re-inspection fee for each time the inspectors need to come out after the initial inspection. Please make sure that the smoke and carbon monoxide detectors are working properly, and the batteries are not older than 1 year.

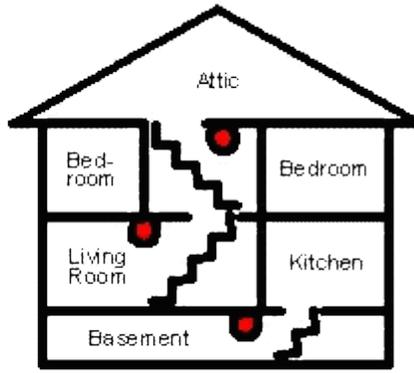
Batteries in the Smoke and Carbon Monoxide ALARMS should be replaced once a year. On the back of the detector, it will list the approved replacement battery to use.

Smoke and Carbon Monoxide manufacturers recommend the entire detector be replaced every ten years. If you are not sure how old the detector is, the date of manufacture can also be found on the back of the detector.



Single-Level Home

Figure 1



Multi-Level Home

Figure 3

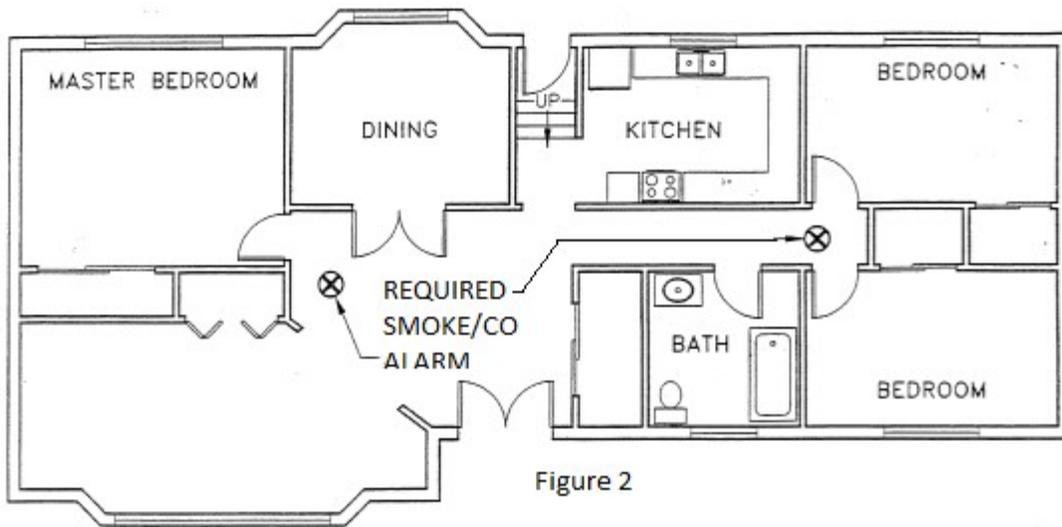


Figure 2

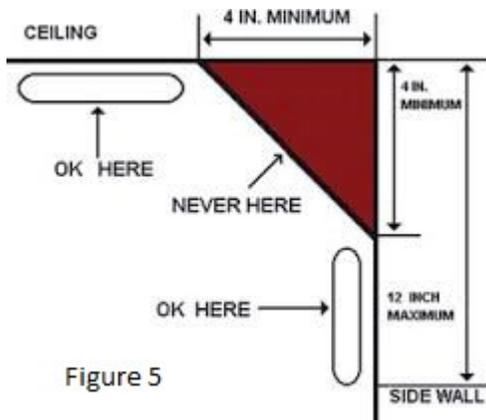


Figure 5

REQUIREMENTS FOR FIRE EXTINGUISHERS AT TIME OF HOME RESALE

Beginning November 1, 2005, legislation requires that fire extinguishers are to be provided at change of occupancy (resale) for one-and-two-family dwellings.

Applications for Certificate of Smoke Alarm, Carbon Monoxide Alarm, and Portable Fire Extinguisher Compliance (CSACMAPFEC) will be required to provide a fire extinguisher at time of resale.

New fire extinguishers are not required to be serviced and tagged by a company certified by the Division of Fire Safety. However, proof of purchase or receipt must be provided.

The requirements for the type and placement of extinguishers are as follows:

1. At least one portable fire extinguisher shall be installed in all one-and-two-family detached dwellings upon change of occupancy.
2. The extinguisher shall be listed, labeled, charged and operable.
3. **The size shall be no smaller than 2A:10B:C and no larger than 10 lbs.**
4. **The extinguisher must use hangers or be in brackets supplied by the manufacturer.**
5. **Must be within 10 feet of the kitchen area.**
6. The top of the extinguisher should be located no higher than 5 feet above the floor.
7. The extinguisher should be visible and in a readily accessible spot.
8. Should be near a room exit or travel way that provides an escape route to the exterior.
9. The extinguisher should be accompanied by an owner's manual or written information regarding the operation, inspection, and maintenance of the extinguisher.
10. Installed so the operation instructions are clearly visible.

Questions regarding fire extinguisher placement and use may be directed to the Fire Safety Bureau at Cranbury Township.