

FIRE BUREAU
SOUTH ORANGE VILLAGE
PREVENTION/INSPECTION/EDUCATION

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SMOKE ALARM(S)/DETECTOR(S) REQUIREMENTS

Important: Please understand that this guideline does not contain all possible scenarios. **Refer to the manufacturer's installation and maintenance instructions for devices being installed.** The inspection is based on the adopted code requirements and the construction code at the time of construction, which shall be met. Previous inspections/approvals do not supersede the minimum code requirements. **All inspections shall be ready at the time of inspection; failure to comply with all items will result in a failed inspection.**

SMOKE ALARM(S)/DETECTOR(S) REQUIREMENTS:

All smokes shall be UL Listed and not older than 10 years old. The back of the detector will have the month/day/year of manufacture. If it has a 5-digit date code only, then it is more than 10 years old. The label should indicate that the device has been tested and listed by Underwriters Laboratories (UL). This label will include the UL logo and a listing number. **As of 1/1/2019, all standalone battery operated detectors must be 10-year sealed battery type. If you have access to change a battery, then it is not a sealed unit.**

RESIDENTIAL BUILT/RENOVATED UNDER REHAB CODE

Year Built – Requirements based on when the building was built.

- Before January 1977 – Battery-operated smoke alarm(s) on all levels.(must be 10-year sealed battery units)
- January 1977- September 1978 – Electric(hard-wired) smoke alarm(s) on sleeping levels and 10-year sealed battery-operated smoke alarm(s) on all other levels. Battery operated detectors must be 10-year sealed battery units
- October 1978 - January 1983 – Electric(hard-wired) smoke alarms on sleeping & basement levels. Battery-operated smokes on all other levels. Battery operated detectors must be 10-year sealed battery units
- February 1983 - July 1984 – Electric(hard-wired) smoke alarm(s) on all levels.
- August 1984 - February 1991 – Electric(hard-wired) smoke alarm(s) on all levels. Alarms must be interconnected(one goes off, they all go off).
- March 1991 – February 2016 – Electric(hard-wired) smoke alarm(s) are interconnected with battery backup. These alarm(s) must be located on every level, in the vicinity of each sleeping area, and in each sleeping area.

- March 2016 - Present – All smoke alarms must be electric (hardwired), interconnected, and have battery backup. These alarm(s) must be located on every level, in the vicinity of each sleeping area, and in each sleeping area. Note: CO alarms shall be connected to the building power (Combination alarms are approved)

****Any detectors hard-wired with original construction or added during a renovation must remain as hard-wired and be less than 10 years old. Previously hard-wired detectors cannot be reverted back to standalone battery operated units.**

- ☐ Smoke Alarms - Shall be installed on each level of the premises.
- ☐ Smoke Alarms - Shall be installed outside each sleeping area in the immediate vicinity.
- ☐ Smoke Alarms - Shall be installed, tested, and maintained in accordance with NFPA 72, which includes the manufacturer's instructions.
- ☐ Smoke Alarms - Shall be listed in accordance with ANSI/UL 217. **Detector will have UL logo**
- ☐ Smoke Alarms – Multiple family homes with common stairwells shall have detectors at landings
- ☐ Basement - Battery-operated smoke alarms shall be within 10ft of the base of the stairs. Smoke alarms shall be in a location to detect smoke before smoke enters the stairwell. Smoke alarms behind doors or other unapproved (non-code compliant) finished basement arrangements may delay warning to occupants.
- ☐ Verify that the smoke alarm/detector has not been recalled. <https://www.cpsc.gov/Recalls/>
- ☐ Extra smoke alarms not required by code are permitted; however, they must meet minimum regulations, such as the age of the device and proper installation. UL Listing Date Manufactured.

****Dwellings with a Monitored/Previously Monitored Fire Alarm system(including low voltage):**

- ☐ Central Station Monitored or Non-Monitored Low Voltage Alarm Systems will not be tested. Homes that these systems shall provide a current alarm report from an alarm contractor/certified electrician that the system is fully operational and meets the requirements of the NJ Uniform Fire Code.
- ☐ It must be maintained by a certified contractor with a current report identifying the system complies with NFPA 72 to pass this inspection. **Failure to have a copy of a report indicating all the components were tested by NFPA 72 standards will result in a failed inspection.** This shall be a full NFPA 72 report. A certificate of monitoring from your monitoring agency does not meet the inspection, testing, and maintenance requirements.

CARBON MONOXIDE ALARM(S) REQUIREMENTS

- Carbon monoxide alarm(s) shall be installed and maintained one on **each level**. On levels with a sleeping area, they shall be in the immediate vicinity of that sleeping area. (Outside the sleeping areas **within 10 feet of sleeping room doors**)
- Carbon monoxide alarm(s) may be battery-operated, hard-wired, or of the plug-in type and shall be listed by UL2034, shall be installed by the requirements of the New Jersey Uniform Fire Code, and NFPA-720. In new residential structures, carbon monoxide alarms shall be connected to the building's power.
- Carbon monoxide alarms have a life span of 5-10 years, depending on the manufacturer and model. Review the manufacturer's replacement date, which can be found on the instructions and the back side of the unit. Any unit past its replacement date may not notify occupants of carbon monoxide.
- Verify the carbon monoxide alarm(s)/detector(s) has not been recalled.
<https://www.cpsc.gov/Recalls/>
- Carbon Monoxide alarms that are not part of a combination Smoke/CO alarm can be mounted at any height on the wall or the ceiling. Standalone battery-powered Carbon Monoxide alarms are not required to have a ten-year battery.

SECONDARY POWER SOURCE REQUIREMENTS

- ☐ ****Secondary Power Source** – A secondary power source may include permanently installed generators (portable generators not included), solar panels, battery storage systems, or any other supplemental source of electrical energy to the primary power supply.
- ☐ This applies to any one or two family residential structure
- ☐ A structure that contains a secondary power source shall have a label installed within 18 inches of the **main electric panel & electrical meter** warning of the danger associated with the secondary power source(s)
- ☐ The label must be marked with the wording similar to “**CAUTION: MULTIPLE SOURCES OF POWER**” and may not be handwritten. A label compliant with ANSI Z535.4 will meet the requirements of this law.
- ☐ The label below is an example only for a backup generator.

