

# TOWNSHIP OF MAPLEWOOD

Maplewood, New Jersey 07040

## FIRE PREVENTION

105 DUNNELL ROAD

973-762-6501

## MAPLEWOOD FIRE PREVENTION DIVISION

### **PROCEDURE FOR OBTAINING A CERTIFICATE OF SMOKE DETECTOR, CARBON MONOXIDE ALARM COMPLIANCE (CSDCMAC)**

1. A Certificate of Smoke Detector and Carbon Monoxide Alarm Compliance (CSDCMAC) is required before any "Use Group R-3 or R-4" dwelling unit is sold, leased or otherwise made subject to change of occupancy for residential purposes. These Use Groups include all buildings arranged for the use of detached one- and two-family dwelling units. These Use Groups shall also mean R-4 Units within R-2 Buildings, Bed and Breakfast homestays as well as one- and two-family dwellings constructed in accordance with the Uniform Construction code requirements for multiple single-family dwellings.
2. Prior to a CSDCMAC being issued, an inspection must be conducted by the Maplewood Fire Prevention Division to determine if smoke detectors and carbon monoxide alarms are properly located and operating.
3. Inspection requests must be made a minimum of ten (10) days in advance of the inspection date by going to the Township's website and submitting the online form \*(SEE INSTRUCTIONS AT END OF DOCUMENT)
4. An Inspection Fee is required. The fee schedule is as follows:
  - \$100 if scheduled at least ten (10) days prior to inspection date
  - \$125 if scheduled four (4) to nine (9) days prior to inspection date
  - \$175 if scheduled less than four (4) days prior to inspection date

A \$50 re-inspection fee is added if the initial inspection is unsatisfactory

Checks or money orders must be payable to the "Township of Maplewood". Cash is also accepted. A CSDCMAC will not be issued unless the Inspection Fee is paid. **PAYMENT IS MADE TO THE INSPECTOR AT THE TIME OF INSPECTION.**

5. Inspections are conducted on Tuesdays and Thursdays during the hours of 9am thru 3pm. **Owners or owner representatives must be at the home between the hours noted above or a second inspection date must be scheduled and an additional fee will be charged.**
6. The CSDCMAC will remain valid for a period of six (6) months from the date of issue unless the occupancy or ownership of the dwelling changes in the interim. Certificates are not transferrable.
7. Guidelines for the proper installation of smoke detectors and carbon monoxide alarms are on the following pages. **Please note: two-family dwellings also require smoke detectors to be located at the highest level of each common stairwell.**
8. If in doubt as to the number of smoke detectors or carbon monoxide alarms required when installing them in a certain area or floor level, err on the side of caution and install an extra detector.

**REMEMBER: SMOKE DETECTORS AND CARBON  
MONOXIDE ALARMS SAVE LIVES**

**CERTIFICATE OF SMOKE DETECTOR AND  
CARBON MONOXIDE ALARM COMPLIANCE**

**N.J.A.C 5:70 - 4.19 - SMOKE ALARMS FOR ONE- AND TWO-FAMILY DWELLINGS;  
CARBON MONOXIDE ALARMS**

1. All smoke detectors shall bear a label showing the detector has been tested in accordance with Underwriters Laboratories Standard 217. *Effective January 1, 2019, all battery operated smoke detectors shall be ten-year sealed battery-powered single station smoke alarms.*
2. All smoke detectors shall be either battery operated or permanently wired to a non-switchable circuit of the house current. Detectors shall not be required to be interconnected
3. All equipment shall be installed in a workmanlike manner.
4. All equipment shall be so located that accidental activation will not be caused by jarring or vibration. **\*No Double sided tape is permitted to be used for mounting equipment.**
5. All equipment shall be affixed to the wall or ceiling surface in accordance with the manufacturer's recommendations.
6. At least one smoke detector shall be installed on each level of the dwelling. If there are separate sleeping areas on any level, additional detectors are required in the immediate vicinity of each separate sleeping area. (Within 10 feet)

7. The preferable location for smoke detectors is on the center of the ceiling. Where this is impractical, wall mounting is acceptable. Ceiling mounted detectors shall be at least 4 inches from any side wall or other downward projection. For wall mounted units the top of the detector shall be within 4 and 12 inches of the ceiling.
8. Smoke detectors in room with ceiling sloped greater than 1 foot rise per 8 feet horizontal shall be located at the high side of the room.
9. Smoke detectors are not to be installed in stairways.
10. A smoke detector installed in the basement or to protect a level without a separate sleeping area shall be located in close proximity to the stairway leading to the floor above.
11. Smoke detectors installed to protect a separate sleeping area shall be installed outside of, but in the immediate vicinity of, the sleeping area. (Within 10 feet)
12. Smoke detectors are not required in crawl spaces or in unfinished attic spaces.

### **SMOKE DETECTOR PLACEMENT**

**BASEMENT:** One at the bottom of the stairs to first floor.  
One within 10' of a bedroom (if any).

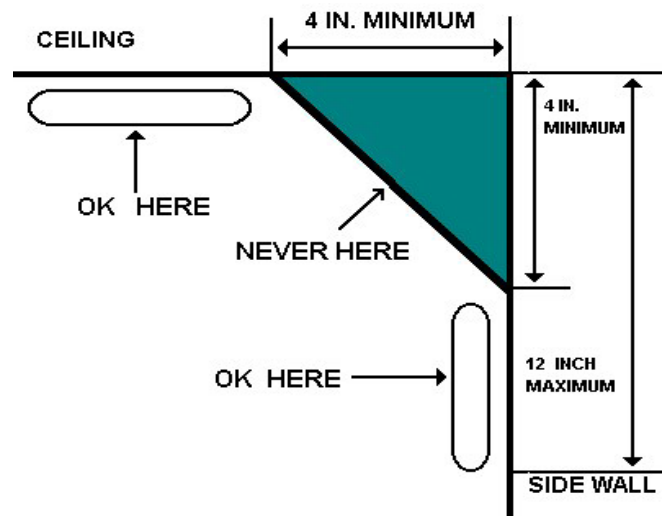
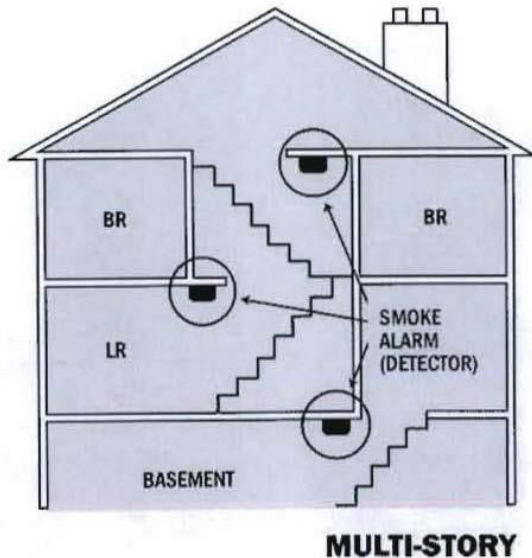
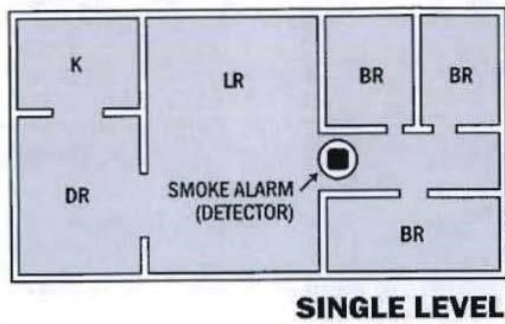
**FIRST FLOOR:** One at the bottom of the stairs to second floor.  
One within 10' of a bedroom (if any).

**SECOND FLOOR:** One at the top of the stairs from first floor.  
One within 10' of a bedroom (if any).

**THIRD FLOOR:** One at the top of the stairs from the second floor.  
One within 10' of a bedroom (if any).

**ATTIC:** No detector needed if the attic is ***not finished***.

If the attic is finished, it requires a smoke detector AND carbon monoxide alarm



## **CARBON MONOXIDE ALARMS**

Carbon Monoxide alarms shall be installed in accordance with the requirements of N.J.A.C 5:70 - 4.19d and NFPA-720-9.4.

### **4.19d**

Carbon monoxide alarms or detectors should be installed in any family living unit containing fuel-burning appliances or fireplace or having an attached garage.

#### **4.19.d-1**

A carbon monoxide alarm or detector should be centrally located outside of each sleeping area in the immediate vicinity of the bedrooms. Where bedrooms are separated and the audibility of the alarm or the detector to occupants within the bedroom area could be seriously impaired, more than one unit could be needed. Each alarm or detector should be located on the wall, ceiling, or other location as specified in the installation instructions that accompany the unit.

**\*DETECTORS MUST BE INSTALLED OUTSIDE OF THE BEDROOM OR SLEEPING AREA, WITHIN 10' OF BEDROOM DOORS.**

#### 9.4.2.1

Each alarm should cause the operation of an alarm notification appliance that should be clearly audible in all bedrooms over background noise levels and with all intervening doors closed.

#### 9.4.2.2.1

In a household occupied by one or more hearing impaired persons, each initiating device should cause the operation of a visible alarm signal(s) in accordance with 9.5.5

### **CARBON MONOXIDE DETECTOR PLACEMENT**

\*Detectors must be installed outside of the bedroom or sleeping area, within 10' of bedroom doors.

**NOTE:** Dwellings with existing fire detection and carbon monoxide systems installed through the building department (new construction/renovation and a certificate of occupancy was issued) must be maintained to the same level of the certificate of occupancy upon resale/lease. Any portion of an existing system not serviceable or repairable shall be replaced. Battery operated smoke detectors are not acceptable replacements.

#### **\*INSTRUCTIONS FOR SCHEDULING INSPECTION ONLINE:**

1. Go to the Maplewood Township website-[www.maplewoodnj.gov](http://www.maplewoodnj.gov)
2. Select ***Government*** at the top right side of the header
3. On the left of the page select ***Community Development***
4. Select ***Fire Prevention Division***
5. Select ***Home Inspection at Time of Sale***
6. Complete application
7. ***Submit***

