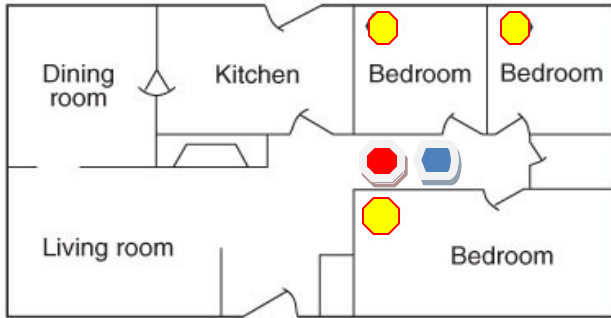
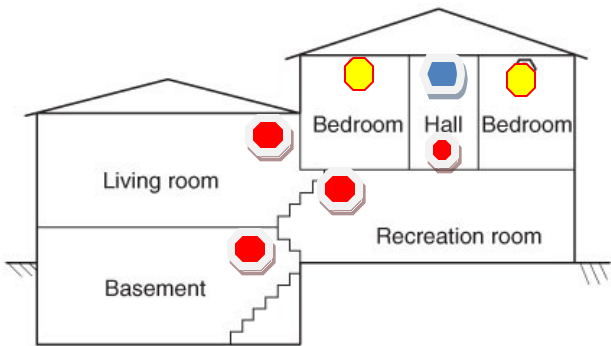


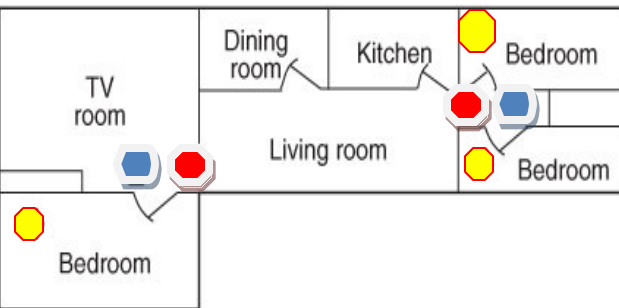
**Sample Floor Plan
Detector and Alarm locations**



Detectors required on every level




Detectors required on every level



 Required Smoke Detector all levels of home

 Required Carbon Monoxide Alarm within 10' of each sleeping room

 Code Required Smoke Detector for all New Construction **AFTER** May 1, 1993 **and** is recommended for all others

REQUIREMENTS FOR THE TYPE AND PLACEMENT OF FIRE EXTINGUISHERS ARE AS FOLLOWS:

1. At least one portable fire extinguisher shall be installed in all one and two family 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, rated for residential use and weigh no more than 10lbs.;
4. The hangers or brackets supplied by the manufacturer must be used;
5. The extinguisher must be located within 10 feet of the kitchen;
6. The top of the extinguisher must not be more than 5 feet (60 inches) above the floor;
7. The extinguisher must be visible and in a readily accessible location, free from being blocked by furniture, storage, or other items;
8. The extinguisher must be near a room exit or travel path that provides an escape route to the exterior;
9. The extinguisher must be accompanied by an owner's manual or written information regarding the operation, inspection, and maintenance of the extinguisher, and
10. Lastly, the extinguisher must be installed with the operating instructions clearly visible.

New fire extinguishers are not required to be serviced and tagged, as long as the seller or agent can provide proof of purchase or receipt.

Hawthorne Fire Prevention Bureau
445 Lafayette Ave
Hawthorne NJ 07506
973 . 427 . 7544



2019 Smoke detector brochure ©

Fire Prevention Bureau

**Residential Smoke Detector
Carbon Monoxide Alarm
&
Fire Extinguisher Requirements**

Notice:

**Effective January 1, 2019
All Battery Smoke Alarms
MUST be supplied with a sealed
10 year battery**



**Borough of
Hawthorne**



NJ Uniform Fire Code Requirements

The State of New Jersey requires (N.J.A.C.5:70-2.3)(a) that before any Use Group R-3 or R-4 structure is sold, leased or otherwise made subject to change of occupancy for residential purposes, the owner shall obtain a certificate of smoke-detector and carbon-monoxide alarm compliance, (CSDCMAC), evidencing compliance with N.J.A.C. 5:70-4.19 from the appropriate enforcing agency. i.e. Hawthorne Fire Prevention Bureau

N.J.A.C. 5:70-2.3(a)3. The owner *or* authorized agent of the owner, shall apply for a CSDCMAC on a form provided by the enforcing agency with the appropriate fee, as set forth in N.J.A.C.5:70-2.9(d).

For Lease or Rental units:

For self certification the fee shall be \$30.00 *per unit*. The Bureau also offers to provide an on-site inspection; the fee for this is \$40.00 *per unit*

This application is available on the Boro Website

Re-Inspection fee is \$20.00 per unit

For the Sale of Properties *or* other change of ownership:

A continuing certificate of occupancy (CCO) *and* CSDCMAC is required the fee shall be as follows:

1. Requests received more than 10 business days prior to the change of ownership: 65.00 *per unit*
2. Requests received four (4) to ten (10) business days prior to the change of ownership: \$70.00 *per unit*
3. Requests received fewer than four (4) business days prior to the change of ownership: \$125.00 *per unit*
4. Applications for change of ownership certification may **only** be applied for in person in the Building Department between the hours of 8:30 am and 3:00 pm daily. (ph. 973-427-4889)
5. **Re-Inspection fee is \$20.00 per unit**
6. **Please provide the following information:**
Block and Lot Number Location Address
Seller's Name Seller's Attorney Name and Address

Buyer(or new owner) Name Buyer's Present Address
Buyers Attorney Name and Address

This application is NOT available on the Boro Website

The New Jersey State Uniform Safety Act, N.J.S.A.52:27D-198.1 states: a structure used or intended to be used for residential purposes by not more than two households, shall have a smoke-sensitive alarm device on each level of the structure and outside each separate sleeping area in the immediate vicinity of the bedrooms and located on or near the ceiling in accordance with the National Fire Protection Association standard No. 74-1984. The smoke sensitive device shall be tested and listed by a product certification agency recognized by the Division of Fire Safety.

WHERE TO PLACE SMOKE DETECTORS

Basement area: The basement smoke detector shall be installed in the basement, within 10 feet of the stairway. The detector shall not be located in the stairway. If installed on an open joists ceiling, the detector shall be placed on the bottom of the joists. For finished ceilings see note below.

Living area and/or First Floor: The living area smoke detector shall be installed in the living room and/or near the stairway leading to the upper level. The detector shall not be located in the stairway.

Bedroom areas: The bedroom areas smoke detector shall be located in the hall area outside the bedrooms, within 10 feet of any bedroom door. In units with more than one bedroom area or with bedrooms on more than one floor, a detector is required within 10 feet of each bedroom.

Attic area: The attic area smoke detector shall be located in the attic near the stairway from the floor below. The detector shall be placed as indicated in note below. Remember if there is a bedroom in the attic the detector must be within 10 feet of the bedroom door.

NOTE: Smoke detectors shall be mounted on the ceiling at least 4 inches from the wall or on the wall with the top of the detector not less than 4 inches or more than 12 inches below the ceiling at its highest point.

Fire alarm systems shall have operating instructions, testing instructions and maintenance instructions.

WHERE TO PLACE CARBON MONOXIDE ALARMS

2-1 1.2 A carbon monoxide (CO) alarm or detector shall be centrally located outside of each separate sleeping area, in the immediate vicinity of the bedrooms. Where bedrooms are separated and the audibility of the alarm or detector to occupants within the bedroom area could be seriously impaired, more than one unit may be needed. In addition CO alarms are to installed on each level of the home. Each alarm or detector should be located on the wall, ceiling, or other location as specified in the installation instructions that accompany the unit.

REQUIRED TYPES OF DETECTORS

Structures Built Prior to 1977 -

All one and two family residences must have smoke detectors located on each level of the structure (including the basement) and outside each separate sleeping area in the immediate vicinity of the bedrooms.

Structures Built from January 1977 - February 21, 1983-

The one or two family residence was constructed with an electric (120 volt) hard wired smoke detector in the immediate vicinity of each sleeping area and in the basement. Battery powered smoke detectors can be added to meet the new requirement for each level of the structure. The smoke detector outside the sleeping area(s) and basement

MUST BE 120 VOLT HARD WIRED UNITS.

They do not need to be interconnected.

Structures Built from February 22, 1983 - April 30, 1993 -

The one or two family residence was constructed with electric (120 volt) hard wired multi-station smoke detectors interconnected in the immediate vicinity of each sleeping area and on each level including the basement.

Structures Built from May 1, 1993 to present

The one or two family residence was constructed with, electric (120 volt) multi-station hard wired interconnected units with battery backup power and installed in all bedrooms, outside of each separate sleeping area, and on every level of the structure. **NO EXCEPTIONS.**

Sample Floor Plan Detector and Alarm locations

