



BRICK TOWNSHIP BUREAU OF FIRE SAFETY

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New Jersey Fire Code mandates the following when selling your 1 or 2 family home.
Starting January 1, 2019

10 year sealed battery smoke alarms shall be required;

regular battery only smoke alarms will no longer be compliant for resale.

SMOKE ALARMS

- Alarms shall be on every level, including the basement. Levels that have bedrooms, alarms shall be within **the immediate vicinity** and no more than **21 feet** from the bedrooms.
- The alarms should be mounted on the ceiling, but if an alarm has to be mounted on a wall, it must be 4 inches minimum and 12 inches maximum from the ceiling. They must also be 4 inches from any corner, and a minimum of 3 feet from any air registers.
- Smoke alarms, including hard wired, shall be **under 10 years old**.
- Please be sure to refer to the manufactures instructions.
 - Homes built **prior to 1978**- you should have a minimum of battery operated smoke alarms on each level of the home. If you were required to upgrade to electric smoke alarms – they must be maintained and function.
 - **1978 – 1983** – Electric alarms were installed on each level of the home.
 - **1984 – 1990** – Requires interconnected electric smoke alarms with battery backups on each level.
 - **1991 – Present** – Electric Interconnected smoke alarms with battery backups in bedrooms and on every level.

NOTE: Working smoke alarms for all years are required to be on every level of the residence including basement.

CARBON MONOXIDE ALARMS (CO)

- On each level that has sleeping areas, and installed in the vicinity of the bedrooms.
- They can be mounted on ceilings or walls with no height restrictions.
- Battery Only and Plug In CO alarms shall be under **5 years old**. Combination Smoke Alarm/Carbon Monoxide Alarms shall be under 10 years old.
- Please be sure to refer to the manufacturer's instructions.

FIRE EXTINGUISHERS

- A portable fire extinguisher shall be installed in all one and two family dwellings. Extinguisher size shall be a minimum of a **2A:10 BC** rating and no bigger than a 10 lb. 4A:60BC rating.
- The extinguisher shall be charged, operable and MOUNTED in plain view, within 10ft. of the kitchen and not mounted behind doors, blocked by furniture or in a cabinet.
- The extinguisher must have been serviced or tagged by a certified licensed extinguisher contractor within the past 12 months or seller must provide a recent receipt proving proof of purchase.

FEES

The fee for an inspection and issuance of a certificate will be \$45.00 on a scheduled inspection day (scheduled days are 10 business days or more from the contact date)

- \$80.00 for a non-scheduled smoke detector inspection appointment more than 4 business days but less than 10 business days from the contact date.
- \$130.00 for a non-scheduled smoke detector inspection appointment less than 4 business days from the Bureau contact date.
- Any reinspection required for failure to have properly installed or operating detectors in accordance with the code will be subject to a reinspection fee of an additional \$30.00. This fee will also be charged for failure to maintain the scheduled appointment or entry to the structure.

Payment by Credit Card is available. Please call 732-458-4100 for processing (a credit card processing fee may apply.)

Ordinance fee change effective 12/29/16.

Please also be reminded that closing on a resale of a residential dwelling without a properly issued Certificate of Certificate of Smoke Alarm, Carbon Monoxide Alarm and Portable Fire Extinguisher Compliance prior to closing subjects the seller to a minimum fine of \$1,000.00.

FAQ

- If you have a [Fire Alarm System](#), you will be required to know how to operate it. The alarm must be placed on “test” through the alarm company before we can test the alarm. You must know alarm codes, how to silence and reset the alarm. If the system is no longer being monitored, the alarm must still “sound” and you will still need to know the codes to silence and reset.
- If **electric or hard-wired** interconnected alarms need to be replaced due to age, they shall be replaced with hard-wired alarms. Battery alarms are **not** acceptable replacements for wired alarms.
- Do not mount alarms in unfinished attic spaces, stairwells, top of basement stairs or in the kitchen as they often result in unwanted false alarms.

To schedule the inspection or if you have any additional questions please call (732) 458-4100

Code References:

N.J.A.C.5:70-4.19

N.J.A.C.5:70-2.3

NFPA 72

ANSI/UL 217

UL-2034

NFPA 720