



## **BRICK TOWNSHIP BUREAU OF FIRE SAFETY**

253 Brick Boulevard, 2<sup>nd</sup> Floor  
Brick Township, NJ 08723  
(732) 458-4100 FAX (732) 458-4153  
Email [bureau@brickfire.org](mailto:bureau@brickfire.org)  
Website [www.brickfire.org](http://www.brickfire.org)

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### **RESIDENTIAL RESALE REQUIREMENTS FOR 1 TO 2 FAMILY HOMES** **Updated as of FEBRUARY 2025**

#### **SMOKE ALARMS**

- Alarms shall be on every level, including the basement. Levels that have bedrooms, alarms shall be within **21** feet of 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** - a minimum of (1) one 10-YEAR SEALED battery operated smoke alarms on each level of the home.  
***\*\*If you were required to upgrade to electric smoke alarms – they must be maintained as hardwired, less than 10 years of age and fully and functional.\*\****
  - **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.

#### **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.

#### **SECONDARY POWER SOURCE IDENTIFICATION**

- The requirements apply to one- or two-family and attached single family dwellings only.
- A label must be installed within 18 inches of the main electrical panel and electrical meter warning of the dangers associated with secondary power sources
- A secondary power source may include permanently installed internal combustion generators, solar panels, battery storage systems, or any other supplemental source of electrical energy to the primary power supply.
- The label, compliant with ANSI Z535.4, must be marked with the wording similar to "CAUTION: MULTIPLE SOURCES OF POWER" and may not be handwritten.

## 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 detector 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 Secondary Power Source Identification prior to closing subjects the seller to a minimum fine of \$1,000.00.

## FAQ

- If a low voltage fire alarm system installed in premises is considered the primary system, this system is a permanent fixture of the premises and shall be monitored by an approved supervising station. The system shall be maintained in accordance with NFPA 72 and tested by your alarm company. A copy of NFPA 72 report is to be submitted to this office prior to closing.
- 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**