

ALL INSPECTIONS TAKE PLACE BETWEEN
THE HOURS OF 12:30 -2:30 P.M.

THERE MUST BE AN ADULT
PRESENT FOR THE INSPECTION.

Phone: 732-526-8686 or 732-526-8687

Fax: 732-217-1288

DEPARTMENT OF COMMUNITY AFFAIRS – DIVISION OF FIRE SAFETY MEMORANDUM

TO: ALL LOCAL ENFORCING AGENCIES
FROM: LOUIS KILMER, CHIEF BUREAU OF FIRE CODE ENFORCEMENT
SUBJECT: REQUIREMENTS FOR FIRE EXTINGUISHERS IN ONE- AND TWO-FAMILY DWELLINGS
DATE: NOVEMBER 15, 2005

The Legislature amended and enacted P.L. 1991, (c.52:27d-198.1) Requiring that all one and two family dwellings at a change of occupancy be provided with a portable fire extinguisher, in addition to the requirements for smoke and carbon monoxide detectors. This provision does not apply to seasonal rental units. This act was signed into law on April 14, 2005 with an effective date of November 1, 2005.

The regulations were recently made available for public comment. The comment period has ended and the final adoption of the regulations will appear in the New Jersey register in the near future. The division of Fire and Safety is advising all local enforcing agencies to enforce the regulations using the guidelines below.

The requirements for the type and placement of the extinguishers are as follows:

- 1) At least one portable fire extinguisher shall be installed in all one- and two- family dwellings (except seasonal units) upon change of occupancy;
- 2) The extinguishers shall be listed, labeled, charged, and operable;
- 3) The size shall be no smaller than 2a: i ob:c, rated for residential use and weigh no more than i olbs.;
- 4) The hangers or brackets supplied by the manufacturer must be used;
- 5) The extinguisher must be located within io feet of the kitchen;
- 6) The top of the extinguisher must not be more than 5 feet 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 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.

Until the proposed regulations have been adopted, the statute should be cited for enforcement purposes. The correct citation is n.j.sa 52:270-198.1.

If you have any questions regarding the implementation of this act or its specific requirements, please contact our local assistance unit at 609-633-6112.

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Note: this list is not all inclusive. Other items may be noted.

Smoke alarms: battery operated or hardwired – one is required on each level and within 10' Of each bedroom.

Carbon monoxide detectors: plug-in, battery operated or hardwired one is required in the immediate vicinity of each sleeping area. If sleeping areas are on more than one level or not in the immediate vicinity of each other, additional alarms are required.

Door locks: double cylinder dead bolts are not allowed. All interior doors must be operational.

Heating units: (breeching) smoke pipe must be tight and seals at chimney. (working) turn heat on with thermostat.

Fire door/garage: passage door between house and garage must be equal to one hour rating or 1/2 " sheetrock covering entire side, jamb to jamb, required on garage side of door to living quarters.

Windows: no broken glass. All first floor windows must have workable window locks.

Floors: must be smooth and free of tripping hazards.

Garage door: manual doors must travel freely. Electric must be installed in accordance with the national electric code.

Roof: no obvious leaks or damaged or missing shingles.

Range: all burners must function properly.

Plumbing fixtures: all fixtures must function and be trapped without tape or patchwork.

Electric: wiring must not be frayed or disheveled. No zip cord can be used. Dummy circuit breakers are required for spaces in the electric service panel.

GFCI protect garage outlet.

GFCI protect outlets within 6' of sink, for example, kitchen, bathroom, & slop sink.

GFCI protect outlet in an unfinished basement.

GFCI protect all outside outlets.

Steps: must be sound and in good repair.

Rails: handrails are required on three steps or more.

Dryer: change dryer vent hose to meta-flex.

Outside: yard must be neat and debris free. Septic system must not be in obvious disrepair. No peeling paint on the house.

Permits: permits and approvals are required for any recent construction.

Faucets: backflow preventor valves are required for all outside faucets.

Copy of termite inspection, signed by the buyer, is required. If minor damage is noted, a notarized letter from buyer is required. Significant damage may require a building permit and approvals. If infestation is noted, a copy of the warranty is required.

Note: separate electric inspection is required for swimming pools.