

## **Requirements for Certificates of Compliance**

The Township of Montclair, using the Uniform Fire Code of the State of New Jersey, adopted an ordinance requiring Smoke/Carbon Monoxide Alarms and Portable Fire Extinguisher installation in all residential and mixed-use (commercial/residential) facilities in a manner and location approved by the Uniform Fire Code.

An application for inspection must be filed prior to the sale of an applicable property, or prior to new tenants occupying a rental space. No sale or change of tenancy shall occur without first meeting the requirements established below, else be subject to fines.

### **Smoke and Carbon Monoxide Alarms**

#### **General**

The alarms are not required to be interconnected, nor required for crawl spaces and unfinished attics.

#### **Requirements**

Smoke Alarms:

- Smoke alarms (either powered by A/C only or A/C with battery backup) that were installed as part of the original construction or rehabilitation project shall not be replaced with battery-only powered smoke alarms.
- A certified letter/report from either a licensed electrician or licensed alarm technician must be provided with the application stating the smoke alarms have been tested, are functioning properly and the smoke heads are less than 10 years old.
- In locations where battery-only powered single station smoke alarms are used, they must be a ten-year sealed battery type, and shall be listed in accordance with ANSI/UL 217.

Carbon Monoxide Alarms:

- Shall be installed and maintained in all dwelling units, except in buildings that do not contain a fuel-burning device or have an attached garage.
- Shall be battery-operated, hard-wired or of a plug-in type,
- Shall be listed and labeled in accordance with UL-2034 and shall not be past the expiration noted on the back of the alarm.

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### **Placement of Alarms**

All alarms are to be installed according to the manufacturer's specifications.

#### Smoke Alarms:

- A smoke alarm shall be placed on the ceiling at the bottom of each stair level. Additionally, a smoke alarm shall be centrally located no more than 10ft from outside each bedroom door and centrally located in an open finished attic.
- For a two family, common stairwells require additional smoke alarms to be located at the highest level.
- Three or more family dwellings require smoke alarms to be hard-wired in the common areas. Applicants of three or more dwelling units must provide a copy of the NJ State Bureau of Housing Registration and the last State inspection report on the day of inspection.

#### Carbon Monoxide Alarms:

- A carbon monoxide alarm shall be centrally located no more than 10ft from outside each bedroom door.

## **Portable Fire Extinguisher**

### **General**

Portable fire extinguishers are required for one and two-family dwellings.

### **Requirements**

- Shall be readily accessible and not obstructed from view.
- Shall be serviced and tagged by a certified Division of Fire Safety contractor within the past 12 months or the seller must have a receipt for a recently purchased extinguisher.
- Shall be an approved listed and labeled type with a minimum rating of 2A-10B:C and no more than 10 pounds.
- The owner's manual or written operation instructions shall be provided during inspection and left for the new occupant.

### **Placement**

- Shall be within 10 feet of the kitchen and located in the path of egress.
- Shall be mounted using the manufacturer's hanging bracket so the operating instructions are clearly visible.
- The top of the extinguisher shall not be more than five feet above the floor.