



TOWNSHIP OF WEST ORANGE

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BUILDING DEPARTMENT

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SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR REQUIREMENTS

N.J.A.C. 5:70-2.3 AND 4.19 (d)

SMOKE DETECTORS:	
	<p><u>ONE FAMILY</u></p> <p>BASEMENT: BOTTOM LEVEL NEAR STAIRS ON CEILING</p> <p>FIRST FLOOR: BY STAIRWAY ON CEILING</p> <p>SECOND FLOOR: IN HALLWAY OUTSIDE BEDROOM AREA-CEILING. NO FURTHER THAN 10 FEET FROM ANY BEDROOM</p> <p>ATTIC: IF THERE IS A PERMANENT STAIRWAY, ONE UNIT TO BE PLACED ON CEILING OF ATTIC</p>
<p>Note: Measurements shown are to the closest edge of the detector.</p>	<p><u>TWO FAMILY</u></p> <p>BASEMENT: SAME AS ABOVE</p> <p>EACH APT: IN HALLWAY OUTSIDE BEDROOM AREA-CEILING</p> <p>ATTIC: SAME AS ABOVE</p>

CARBON MONOXIDE DETECTOR:

Outside bedroom area, no further than ten (10) feet from any bedroom, it may be located on the wall, ceiling, or other location as specified in the manufacturer's installation instructions.

NEW REGULATIONS 2018:

1. A Carbon Monoxide Detector is required in the vicinity of any room containing a Fuel Burning Appliance (FBA):
 - a. A Carbon Monoxide Detector shall be in any room, including a bedroom, preferably placed near a hallway or stairwell. Where a Hot Water Heater or Furnace is located on the main floor of a dwelling, a Carbon Monoxide Detector is required in the adjoining room(s).
 - b. A Carbon Monoxide Detector shall be installed in the room(s) of Finished Basements or Cellars adjoining FBAs such as a Hot Water Heater and/or Furnace. No Carbon Monoxide Detector is required in an Unfinished Basement.

FIRE EXTINGUISHER:



At least one portable fire extinguisher shall be installed in all one-family and two-family detached dwellings upon change of occupancy. For purposes of this section, "portable fire extinguisher", shall mean a portable device, carried and operated by hand, containing an extinguishing agent that can be expelled under pressure for the purpose of suppressing or extinguishing fire, and which is:

1. Listed, labeled, charged and operable;
2. No smaller than a 2 ½ lb. or larger than a 10 lb. rated extinguisher;
3. Rated for residential use consisting of an ABC Type;
4. Within ten (10) feet of the kitchen area, unless otherwise permitted by an enforcing agency;
5. Located with the top of the extinguisher not more than (5) five feet (1/53 meters) above the floor;
6. Visible and in a readily accessible spot, free from blocking by furniture, storage, equipment and other items;
7. Near a room exit or travel way that provides an escape route to the exterior;
8. Accompanied by an owner's manual or written information regarding the operation, inspection and maintenance of the extinguisher;
9. Installed so the operation instructions shall be clearly visible.