



# Township of Maplewood

MAPLEWOOD, NEW JERSEY 07040

## FIRE DEPARTMENT

105 DUNNELL ROAD

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## MAPLEWOOD FIRE DEPARTMENT BUREAU OF TRAINING & FIRE SAFETY

### **PROCEDURE FOR OBTAINING A CERTIFICATE OF SMOKE DETECTOR, CARBON MONOXIDE ALARM AND PORTABLE FIRE EXTINGUISHER COMPLIANCE**

1. A Certificate of Smoke Detector, Carbon Monoxide Alarm and Fire Extinguisher Compliance (CSDCMAFEC) is required before any "Use Group R-3 or R-4" dwelling unit is sold, leased or otherwise made subject to change of occupancy for residential purposes. These Use Groups include all buildings arranged for the use of detached one- and two-family dwelling units. These Use Groups shall also mean Bed and Breakfast homestays as well as one- and two-family dwellings constructed in accordance with the Uniform Construction code requirements for multiple single-family dwellings.
2. Prior to a CSDCMAFEC being issued, an inspection must be conducted by the Maplewood Fire Department to determine if smoke detectors, carbon monoxide alarms and fire extinguishers are properly located and operating.
3. Inspection requests must be made a minimum of ten (10) business days in advance of the inspection date by contacting the Secretarial Staff at 973-762-6500, ext. 10, during regular business hours.
4. A \$75.00 Inspection Fee is required. Checks or money orders must be payable to the "Township of Maplewood." A CSDCMAFEC will not be issued unless the Inspection Fee is paid. Should recheck inspections be necessary, an additional \$25.00 fee will be required for each subsequent inspection.
5. Inspections are conducted between the hours of 1:30 p.m. and 4:30 p.m. Monday through Friday. Every effort is made to begin inspections at 1:30 p.m., however, **inspections are conducted by in-service fire units and individual appointments cannot be made. Owners or owner representatives must be at the home between the hours noted above or a second inspection date must be scheduled and an additional fee will be charged.**

6. The CSDCMAFEC will remain valid for a period of six (6) months from the date of issue unless the occupancy or ownership of the dwelling changes in the interim. Certificates are not transferrable.
7. Guidelines for the proper installation of smoke detectors, carbon monoxide alarms and fire extinguishers are on the following pages. **Please note: two-family dwellings also require smoke detectors to be located at the highest level of each common stairwell.**
8. If in doubt as to the number of smoke detectors or carbon monoxide alarms required when installing them in a certain area or floor level, err on the side of caution and install an extra detector.

**REMEMBER: SMOKE DETECTORS, CARBON MONOXIDE ALARMS AND FIRE EXTINGUISHERS SAVE LIVES**

**CERTIFICATE OF SMOKE DETECTOR, CARBON  
MONOXIDE ALARM AND PORTABLE FIRE  
EXTINGUISHER COMPLIANCE**

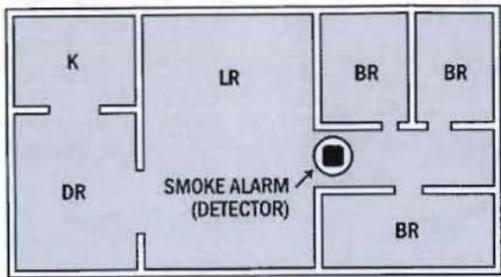
**N.J.A.C 5:70-2.3 REQUIREMENTS FOR THE INSTALLATION OF SMOKE AND  
CARBON MONOXIDE DETECTORS IN ONE AND TWO FAMILY DWELLINGS**

1. All smoke detectors shall bear a label showing the detector has been tested in accordance with Underwriters Laboratories Standard 217.
2. All smoke detectors shall be either battery operated or permanently wired to a non-switchable circuit of the house current. Plug in cord connected units are permitted if a restraining device is used at the plug-in and the outlet is not controlled by a wall switch.
3. All equipment shall be installed in a workmanlike manner.
4. All equipment shall be so located that accidental activation will not be caused by jarring or vibration. **\*No Double sided tape is permitted to be used for mounting equipment.**
5. All equipment shall be affixed to the wall or ceiling surface in accordance with the manufacturer's recommendations.
6. At least one smoke detector shall be installed on each level of the dwelling. If there are separate sleeping areas on any level, additional detectors are required in the immediate vicinity of each separate sleeping area. (Within 10 feet)
7. The preferable location for smoke detectors is on the center of the ceiling. Where this is impractical, wall mounting is acceptable. Ceiling mounted detectors shall be at least 4 inches from any side wall or other downward projection. For wall mounted units the top of the detector shall be within 4 and 12 inches of the ceiling.
8. Smoke detectors in room with ceiling sloped greater than 1 foot rise per 8 feet horizontal shall be located at the high side of the room.
9. Smoke detectors are not to be installed in stairways.
10. A smoke detector installed in the basement or to protect a level without a separate sleeping area shall be located in close proximity to the stairway leading to the floor above.

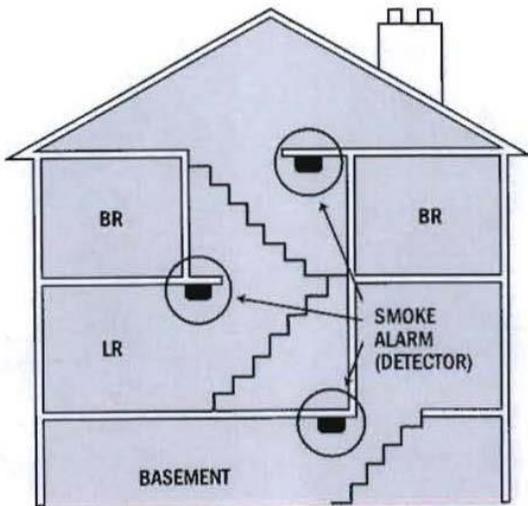
11. Smoke detectors installed to protect a separate sleeping area shall be installed outside of, but in the immediate vicinity of, the sleeping area. (Within 10 feet)
12. Smoke detectors are not required in crawl spaces or in unfinished attic spaces.

## **SMOKE DETECTOR PLACEMENT**

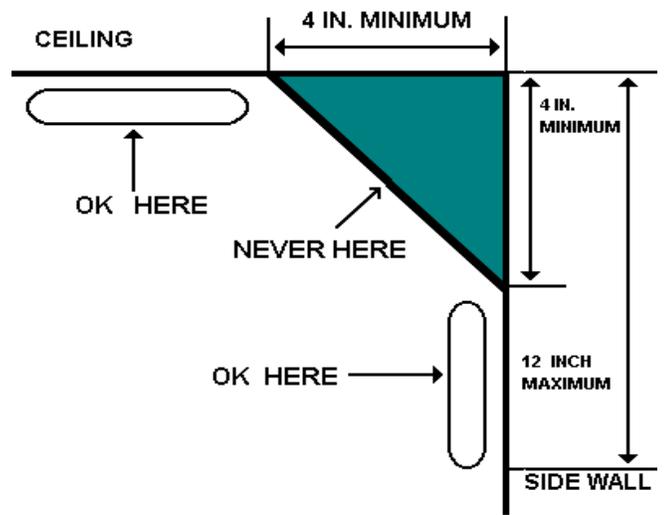
<b><u>BASEMENT:</u></b>	One at the bottom of the stairs to first floor. One within 10' of a bedroom (if any).
<b><u>FIRST FLOOR:</u></b>	One at the bottom of the stairs to second floor. One within 10' of a bedroom (if any).
<b><u>SECOND FLOOR:</u></b>	One at the top of the stairs from first floor. One within 10' of a bedroom (if any).
<b><u>THIRD FLOOR:</u></b>	One at the top of the stairs from the second floor. One within 10' of a bedroom (if any).
<b><u>ATTIC:</u></b>	No detector needed if the attic is not finished.



**SINGLE LEVEL**



**MULTI-STORY**



## **CARBON MONOXIDE ALARMS**

### **2-1.1.1**

Carbon monoxide alarms or detectors should be installed in any family living unit containing fuel-burning appliances or fireplace or having an attached garage.

### **2-1.1.2**

A carbon monoxide alarm or detector should be centrally located outside of each sleeping area in the immediate vicinity of the bedrooms. Where bedrooms are separated and the audibility of the alarm or the detector to occupants within the bedroom area could be seriously impaired, more than one unit could be needed. Each alarm or detector should be located on the wall, ceiling, or other location as specified in the installation instructions that accompany the unit.

**\*DETECTORS MUST BE INSTALLED OUTSIDE OF THE BEDROOM OR SLEEPING AREA, WITHIN 10' OF BEDROOM DOORS.**

### **2-1.2**

Each alarm should cause the operation of an alarm notification appliance that should be clearly audible in all bedrooms over background noise levels and with all intervening doors closed.

### **2-1.3**

In a household occupied by one or more hearing impaired persons, each initiating device should cause the operation of a visible alarm signal(s) in accordance with 2-3.2.3

## **CARBON MONOXIDE DETECTOR PLACEMENT**

\*Detectors must be installed outside of the bedroom or sleeping area, within 10' of bedroom doors.

**NOTE: Dwellings with existing fire detection and carbon monoxide systems installed through the building department (new construction/renovation and a certificate of occupancy was issued) must be maintained to the same level of the certificate of occupancy upon resale/lease. Any portion of an existing system not serviceable or repairable shall be replaced. Battery operated smoke detectors are not acceptable replacements.**

## **PORTABLE FIRE EXTINGUISHER**

1. The extinguisher must be located within 10 feet of the kitchen.
2. The top of the extinguisher must not be more than 5 feet above the floor.
3. The extinguisher must be visible and in a readily accessible location free of from being blocked by furniture, storage, or other items.
4. The extinguisher must be near a room exit or travel path that provides an escape route to the exterior.
5. At least one portable fire extinguisher shall be installed in all one and two family dwellings (except seasonal rental units) upon change of occupancy.
6. The extinguisher shall be listed, labeled, charged and operable.
7. The size shall be no smaller than 2A:10BC, rated for residential use and weigh no more than 10 pounds.
8. The hangers or brackets supplied by the manufacturer must be used.
9. The extinguisher must be accompanied by an owner's manual or written information regarding the operation, inspection, and maintenance of the extinguisher
10. The extinguisher must be installed with the operating instructions clearly visible.

New extinguishers are not required to be serviced or tagged, as long as the seller or agent can provide proof of purchase or receipt.