



New Jersey Fire Code mandates the following when selling or renting your 1 or 2 family home.

1) SMOKE DETECTORS

- Install detectors on every level, including the basement. Levels that have bedrooms, detectors shall be installed within 10 feet of the bedrooms.
- The detectors should preferably be mounted on the ceiling.
- If a detector has to be mounted on a wall, it must be mounted 4 inches minimum and 12 inches maximum from the ceiling.
- Detectors must be 4 inches from any corner, and a minimum of 3 feet from any air registers.
- Please be sure to refer to the manufactures installation guide as well.

2) CARBON MONOXIDE DETECTORS (CO)

- On each level that has sleeping areas, and installed within 10 feet of the bedrooms.
- They can be mounted on ceilings or walls with no height restrictions.
- Please be sure to check the manufactures installation guide as well.

3) FIRE EXTINGUISHERS

- A portable fire extinguisher shall be installed in all one and two family dwellings upon a sale or change of tenancy.
- The size shall be a minimum of 2A:10 BC rating and no bigger than a 10 lb ABC type.
- The extinguisher shall be charged, operable and MOUNTED in a visible location, within 10ft. of the kitchen and not blocked by furniture, behind a door or in a closet.

4) FEES

- The fee for the fire safety inspection is **\$75.00**.
- A re-inspection will occur if any of the above mandates fail and will also result in an additional \$40.00 fee for each additional re-inspection.
- Payment can be made by check payable to the 'Borough of Madison.'

FAQ and Helpful hints

- If you have a Monitored Fire Alarm System, you WILL be required to know how to operate it! The alarm must be placed on "test" through the alarm company before we can test the alarm. You must know the pass codes, and how to reset the alarm!
- If you have electric or hard-wired interconnected detectors with detectors older than 10 years, they **MUST** be replaced with hard-wired detectors. Battery detectors are **not** acceptable replacements for wired detectors.
- Do not mount detectors in attic unless it is a finished room.
- Do not mount detectors in the stairwell or at the top of basement stairs.
- Do not mount detectors in kitchen as they often result alarms due to cooking.
- **All** smoke detectors must be replaced after 10 years.
- Carbon monoxide detectors must be replaced after 5 years.

To schedule the inspection or if you have any additional questions please call **(973) 593-3021**