



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

1) SMOKE DETECTORS

- At a minimum, one smoke detector shall be located on each level of your residence, including the basement.
- 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 bedrooms, detectors shall be 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

- At least one portable fire extinguisher shall be installed in all 1 and 2 family dwellings upon a sale or change of tenancy.
- The size shall be a 5 lb or 10 lb ABC type. (a minimum of 2A:10BC rating.)
- 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 **Fire Alarm System**, you WILL be required to know how to operate the system; including the pass codes, alarm company phone number and how to reset the alarm in order for us to test it!!!!
- Do not mount detectors in attic unless it is a finished room. Variations of temperatures will cause erroneous smoke detector activations.
- Do not mount detectors in the stairwell or at the top of basement stairs.
- Do not mount detectors in kitchen as they often result in many nuisance alarms due to cooking.
- **ALL** detectors 10 years or older must be replaced!
- Combination (Smoke/Carbon monoxide) detectors are permitted.

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