

## **Attention:**

**All Realtors, Landlords, Apartment managers, Sellers of real estate**

**Effective January 1<sup>st</sup> 2019**

**The following will be required:**

**Change of occupancy inspection for all structures:**

- (a) In one- and two-family or attached single family dwellings subject to the requirements of N.J.A.C. 5:70-2.3, smoke alarms shall be installed as follows:
  - 1. On each level of the premises; and
  - 2. Inside of each separate sleeping area.
- (b) The alarms shall be located and maintained in accordance with NFPA 72.
  - 1. The alarms shall not be required to be interconnected unless required by the Uniform Construction Code (original construction or rehabilitation project).
- (c) Ten-year sealed battery-powered single station smoke alarms shall be installed and shall be listed in accordance with ANSI/UL 217, incorporated herein by reference. However, A/C-powered single or multiple-station smoke alarms installed as part of the original construction or rehabilitation project shall not be replaced with battery-powered smoke alarms.
  - 1. A/C-powered smoke alarms shall be accepted as meeting the requirements of this section.
- (d) Carbon monoxide alarms shall be installed in all dwelling units in buildings in one- and two-family or attached single family dwellings, except for units in buildings that do not contain a fuel-burning device or have an attached garage, as follows:
  - 1. Single station carbon monoxide alarms shall be installed and maintained in the immediate vicinity of the sleeping area(s).
  - 2. Carbon monoxide alarms may be battery-operated, hard-wired or of the plug-in type and shall be listed and labeled in accordance with UL-2034 and shall be installed in accordance with the requirements of this section and NFPA-720.
- (e) A portable fire extinguisher shall be installed in accordance with the following:
  - 1. The extinguisher shall be within 10 feet of the kitchen and located in the path of egress;
  - 2. The extinguisher shall be readily accessible and not obstructed from view;
  - 3. The extinguisher shall be mounted using the manufacturer's hanging bracket so the operating instructions are clearly visible;
  - 4. The extinguisher shall be an approved listed and labeled type with a minimum rating of 2A-10B:C and no more than 10 pounds; (Apartments may be 1A-10B:C)
  - 5. The owner's manual or written operation instructions shall be provided during the inspection and left for the new occupant;
  - 6. The extinguisher 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; and
  - 7. The top of the extinguisher shall not be more than five feet above the floor.