**PLACEMENT OF SMOKE & CARBON MONOXIDE DETECTORS AND FIRE EXTINGUISHERS FOR ONE AND TWO FAMILY RESIDENCES**

As per New Jersey Uniform Fire Code N.J.A.C 5:70-4.19 the following is MINIMUM requirements for the placement of all smoke detectors, carbon monoxide detectors and fire extinguishers within a residential property. All devices must be fully operational and in working condition while meeting all requirements.

**WHERE TO PLACE SMOKE DETECTORS**

* Basement Area: A smoke detector shall be installed in the basement, within 10 feet of the stairway. The detector shall not be located within the stairway. If installed on an open ceiling joists, the detector shall be placed on the bottom of the joists.
* First Floor: A smoke detector is required on the first floor. The detector shall not be located in the stairway. (It is suggested to be at the bottom and top of each stairwell)
* Bedroom areas: A Smoke detector shall be located in the hallway area outside the bedrooms, within 10 feet of any bedroom door. In units with separate sleeping areas or with bedrooms on more than one floor, a detector is required within 10 feet of each bedroom.
* Attic area: A smoke detector is required in finished attics only. The attic area smoke detector shall be located in the attic near the stairway/entrance from the floor below. The detector shall be placed as indicated in note below. If there is a bedroom in the attic the detector must be within 10 feet of the bedroom door.

**TYPE OF SMOKE DETECTORS**

* AC/Hardwired smoke detectors shall not be replaced with battery powered detectors and must be interconnected
* All battery powered smoke detectors must be of the sealed 10-year battery variety. All others must be replaced for these units.

**CARBON MONIXIDE ALARM**

A carbon monoxide alarm or detector shall be centrally located outside of each separate sleeping area in the immediate vicinity of the bedrooms. Each alarm or detector should be located on the wall, ceiling, or other location as specified in the manufactures installation instructions.

**FIRE EXTINGUISHER**

* At least one portable fire extinguisher shall be installed in all one and two family dwellings (except seasonal rental units) upon change of occupancy;
* The extinguisher shall be listed, labeled, charged, operable and tagged by a certified Division of Fire Safety contractor with in the past 12 months or must have a receipt of purchase within 12 months;
* The size shall be no smaller the 2A:10B:C, rated for residential use and no more than 10lbs.; The hangers or brackets supplied by the manufacturer must be used. The top of the extinguisher must not be mounted more than 5 feet above the floor;
* The extinguisher must be located within 10 feet of the kitchen and must be visible and in a readily accessible location, free from being blocked by furniture, storage, or other items. The extinguisher must be near a room exit or travel path that provides an escape route to the exterior;