



N.J. Admin. Code § 5:70-4.19

Section 5:70-4.19 - Smoke alarms for one- and two-family dwellings; carbon monoxide alarms; and portable fire extinguishers:

(a) In one- and two-family or attached single family dwellings subject to the requirements of 5:70-2.3, smoke alarms shall be installed as follows:

1. On each level of the premises; and
2. Outside of each separate sleeping area.
3. The alarms shall not be required to be interconnected.

(b) **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. The effective date of this subsection shall be **January 1, 2019**.

1. A/C-powered smoke alarms shall be accepted as meeting the requirements of this section.

(c) 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.

(d) 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**;
5. 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
6. The top of the extinguisher shall not be more than five feet above the floor.