



# TOWNSHIP OF WEST MILFORD

OFFICE OF THE  
FIRE MARSHAL

1480 Union Valley Road • West Milford, NJ 07480 • Tel: (973) 728-2840 • Fax: (973) 728-2880

## Residential Fire Safety Certification

Revised November 8, 2005

### **WHEN CERTIFICATION IS NEEDED:**

Upon resale or occupant change (*including rental units*), fire extinguisher, smoke and CO detector certification is required in all one and two family homes and some condominium units in the State of New Jersey as per Senate NO. 1968 & 2069 and Township of West Milford General Ordinances, Chapter XI section 7b. Failure to obtain certification can result in a fine as per the State of New Jersey Uniform Fire Code.

### **TYPES OF DETECTORS REQUIRED:**

**Battery, electric, and electric w/battery backup detectors are acceptable.**

1. Detectors must be checked by the owner or his agent, *prior to certification*.
2. CO Detectors must be installed in any family living unit containing a fuel-burning appliance, fireplace, woodstove or having an attached garage.
3. Existing electrical detectors must operate as designed and may not be replaced with battery-operated detectors. If the existing electrical detectors work, but the location or amount is unsatisfactory, any additional detectors required may be battery operated.
4. Smoke detectors have a life of 7-10 years, and should be replaced with new detectors after ten years. Dates of manufacture can be located on the detector.

### **SMOKE AND CARBON MONOXIDE DETECTOR LOCATIONS (REFER TO DIAGRAM ON REAR):**

#### **Smoke Detector Locations**

Smoke detectors shall be located one per each level of the home within 10 (ten) feet of every bedroom door between the door and the living area.

*Note 1:* The basement detector must be mounted on the basement ceiling, within three feet of the stairwell.

*Note 2:* When installed on the wall, smoke detectors must be placed no less than 6" or more than 12" from the ceiling.

*Note 3:* Cathedral ceilings are considered a level and must have a smoke detector within 12" measured vertically of the highest point.

#### **Carbon Monoxide Detector Locations**

1. CO Detectors shall be centrally located outside of each sleeping area within ten feet of every bedroom door.
2. The detectors shall be listed in accordance with UL-2034, and installed in accordance with the manufacturer's instructions.
3. CO Detectors may be plug-in or battery type, or combination units (smoke and carbon monoxide).

### **FIRE EXTINGUISHER LOCATION AND INSTRUCTIONS:**

One 2A 10 BC fire extinguisher must be mounted on the wall with brackets supplied by the manufacturer:

1. Within 10 (ten) feet of the kitchen area.
2. With the top of the extinguisher not more than five feet above the floor
3. Listed, labeled, charged and operable.

### **BUREAU SCHEDULE AND FEES:**

A fee of \$35.00 will be charged for certifications requested more than 10 business days prior to closing. A fee of \$70.00 will be charged for certifications requested four to ten business days before closing and a fee of \$125.00 will be charged for certification requests less than four business days before closing as per NJAC 5:70-2.9(d). Checks are to be made payable to the Township of West Milford. Certificates are valid for six months from the date of issue and are not transferable.

**Scheduling Hours: 8:30 a.m. to 4:30 p.m., Monday through Friday.**

**Certifications are scheduled for Wednesday's, 9:00 a.m. to 4:00 p.m.**

**WHERE TO LOCATE SMOKE DETECTORS :** ☼

Detectors are to be located on every level of a residence, basement, first floor, second floor, excluding crawl spaces and unfinished attics and in every separate sleeping area, between sleeping areas and living areas such as the kitchen, garage, basement or utility room. In homes with only one sleeping area on one floor, a detector is to be put in the hallway outside the bedrooms as shown in Figure 1. In single floor homes with two separate sleeping areas, two detectors are required, outside each sleeping area as shown in Figure 2. In multi-level homes, detectors should be located outside sleeping areas and at every finished level of the home as shown in Figure 3. Basement level detectors should be located in the bottom of basement stairwells as shown in Figure 4.

**WHERE NOT TO LOCATE SMOKE DETECTORS:**

To avoid false alarms and/or improper operation, avoid installation of smoke detectors in the following areas:

- Kitchens: smoke from cooking may cause a nuisance alarm.
- Bathrooms: excessive steam from a shower may cause a nuisance alarm.
- Forced air ducts used for heating or air conditioning or paddle fans: air movement may prevent smoke from reaching detectors.
- Near furnaces of any type – air and dust movement and normal combustion products may cause a nuisance alarm.
- The “Dead Air” space where the ceiling meets the wall, as shown in Figure 5.
- The peak of an “A” frame type of ceiling “Dead Air” at the top may prevent smoke from reaching the detector.

**GENERAL INSTALLATION OF CO DETECTORS:** ⊗

CO detectors shall be located in every sleeping area as Figure 1, Figure 2, Figure 3 and Figure 4 below. All CO detectors should be installed in a competent manner and in accordance with the manufacturer’s installation instructions. All CO alarms or detectors should be located and mounted so that accidental operation will not be caused by jarring or vibration. All CO alarms or detectors should be supported independently of their attachment to wires.

FIGURE 1

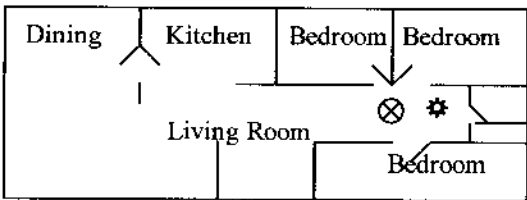


FIGURE 2

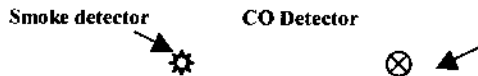
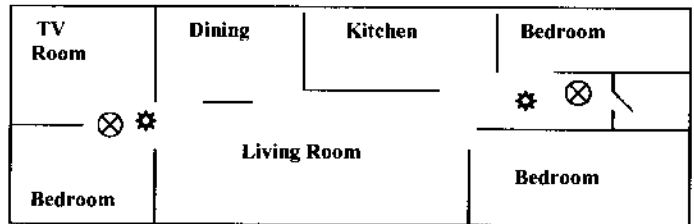


FIGURE 3

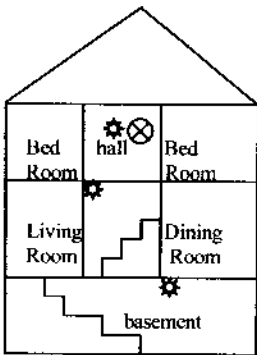


FIGURE 4

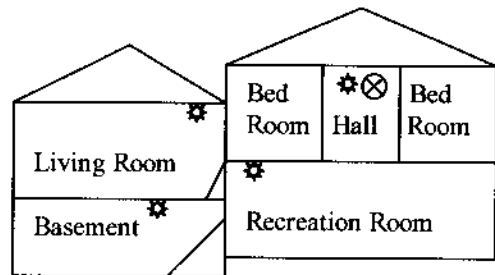
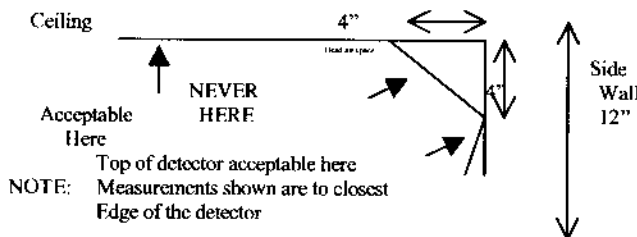


FIGURE 5



**Remember: Detectors over ten years old – should be replaced!**