



SANDYSTON TOWNSHIP

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Attention Homeowners, Landlords and Real Estate Professionals:

Please note that there have been some changes in the New Jersey Uniform Fire Code, Subchapter 4 that may affect the inspection you are applying to have completed.

- 5:70-4.19 (c) Single station battery operated smoke alarms must be replaced with Ten-Year Sealed battery power effective January 1, 2019.

If the dwelling that we are inspecting was required to have hard wired interconnected smoke alarms at the time of construction, those alarms shall remain and not be replaced with battery operated smoke alarms.

Note that if any smoke alarm is over 10 years old, as per all alarm manufacturers, it has out lived its usable life span and needs to be replaced. We will look at the age of the smoke alarms at the time of inspection. Alarm age will be noted printed by the manufacturer on the underside of the alarm. If you cannot find the age on the alarm or the alarm exhibits age discoloring, it is too old and needs to be replaced. If any alarm has been painted, it also needs to be replaced.

If your dwelling has a hard-wired smoke detector system that is monitored and sends a signal directly to a central station or to the police or fire departments, we will require a certificate or letter from the alarm company that your system has been serviced within the last 6 months, meets or exceeds the requirements and is in good working order. We will not test these systems.

Effective date of the below Carbon Monoxide changes was June 5, 2017

- 5:70-4.19 (d) Carbon Monoxide alarms shall be installed in all dwelling units in buildings in Use Group R-3 and R-4, except for buildings that do not contain a fuel-burning device or have an attached garage, as follows:
 1. On each level of the premises; and
 2. Outside of each separate sleeping area.
- 5:70-4.19 (e) Fire extinguishers shall be within 10 feet of the kitchen and located in the path of egress. They shall be readily accessible and not obstructed from view. They shall be mounted on a bracket designed for that extinguisher. The extinguisher shall be a minimum rating of 2A-10BC and be less than 10 pounds. It shall be tagged by a fire extinguisher company or be a new unit.

New fire extinguishers can be purchased at any local hardware store or home center. If they are a minimum rating of **2A-10BC**, you will comply.

Charles E. Luxton
Sandyston Township Fire Marshal