

Requirements for Smoke Alarm, Carbon Monoxide Alarm & Portable Fire Extinguisher Compliance

In order to successfully pass the inspection, your property will need to meet **all** regulations mandated by the state and municipality. These requirements are detailed below and specifically refer to smoke alarms, carbon monoxide alarms, and fire extinguishers.

Please consult these requirements and contact the Parsippany Division of Fire Prevention with any and all questions or concerns **prior** to your appointment. If your property does not adequately meet these requirements, you will **fail and be required to schedule a reinspection** (including a \$60 reinspection fee). Your property must pass inspection prior to the closing or rental, you will receive a penalty for non-compliance. New homeowners or renters **cannot** occupy the home or rental unit prior to the inspection or a \$500.00 penalty will be assessed.

Please Note: The property owner, realtor, or anyone over the age of eighteen (18) years old must be present at the time of the inspection, and payment must be made **prior** to the inspection. **No inspections will occur without payment being received prior to inspection.**

Fee Schedules:

After completing the Application for Smoke / Carbon Monoxide / Fire Extinguisher Certification, please mail, fax, email, or drop off the form. Your inspection fee is determined by counting the number of business days from the day we receive your application until your closing date. Fees are as follows:

1. Request for a CSDCMDC received ten (10) or more business days prior to the change of occupancy: \$60.00
2. Request for a CSDCMDC received four (4) to nine (9) business days prior to the change of occupancy: \$90.00
3. Request for a CSDCMDC received zero (0) to three (3) business days prior to the change of occupancy: \$150.00
4. Re-inspection or no-show fee: 60.00 (This is in addition to the original cost of the inspection)

Please Note:

1. Applications received less than ten (10) days before the closing or rental date will try to be accommodated; however, this is not always possible. This is the reason for sending in the application with ten (10) or more business days' notice.
2. For **any rentals:** Please note that we are a separate department from the Housing Department. You **need** to contact them for their certification separately. Their phone number is (973) 263-4280

Payment by check or money order is required BEFORE the inspection will be completed. Checks and money orders can be made out to: Township of Parsippany-Troy Hills and may be brought to the Fire Prevention office at 46 Gibraltar Dr. Morris Plains, NJ 07950.

Smoke Alarm Requirements

Please refer to the following requirements based on the year that your house was last modified or built.

Year	Code	Requirements
1977-1978	1216.3.3	Minimum of 1 Hard Wired smoke alarm installed on each sleeping level and battery on all other levels No interconnection required
1978-1983	1716.3.4	Minimum of 1 Hard Wired smoke alarm installed on each sleeping level including the basement and battery operated on all others. No interconnection required
1984	1716.3.3	Hard Wired Smoke alarm outside bedrooms Hard Wired Smoke alarm on each story including basement For split levels, one Hard Wired smoke alarm on upper level Interconnection required
1987	1018.3.5	Hard Wired Smoke alarm required outside bedrooms (hallway) Hard Wired Smoke alarm on each story including basement For split levels, one Hard Wired smoke alarm on upper level Interconnection required
1990	1018.3.2	Hard Wired Smoke alarm required in all bedrooms (hallway) Hard Wired Smoke alarm required outside the bedrooms Hard Wired Smoke alarms required on each level, including basement For split levels, one Hard Wired smoke alarm is sufficient on the upper level Interconnection required
1993	919.3.2	Hard Wired Smoke alarm required in all bedrooms Hard Wired Smoke alarm required outside the bedrooms (hallway) Hard Wired Smoke alarms required on each level, including basement For split levels, one Hard Wired smoke alarm is sufficient on the upper level Interconnection required Battery backup required

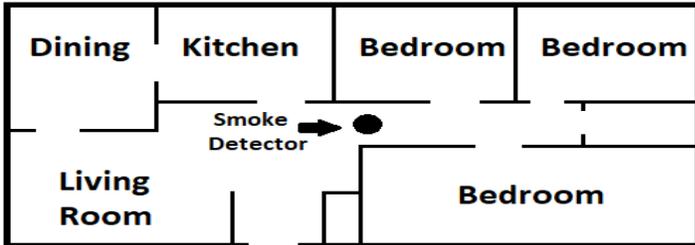
Fire Alarm / Monitored Systems:

If your home has any type of monitored / un-monitored Fire Alarm System, it must be fully functional at the time of inspection. Operational systems **must be taken off line and you must have proper passcode at the time of inspection**. Non-functional or defunct fire alarm system components must be completely removed and apply to the chart above. ****Effective 1/1/2019, all alarm systems that are monitored or used to be monitored must be tested by a certified contractor or electrician PRIOR to the date of the Fire Prevention inspection with a copy of the proper documentation provide at the time of inspection****

Please consult the following diagrams, which show where alarms are required for certain houses:

Centralized Bedrooms:

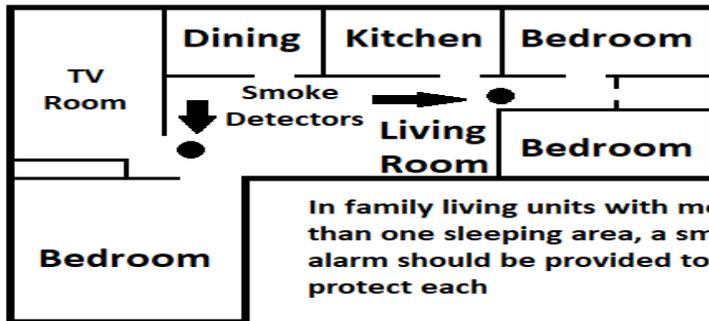
Shall have a minimum of (1) smoke alarm and (1) carbon monoxide alarm within (10) feet of each sleeping area. (Combo units are acceptable)



A smoke alarm should be located between the sleeping area and the rest of the family living unit

Non-Centralized Bedrooms:

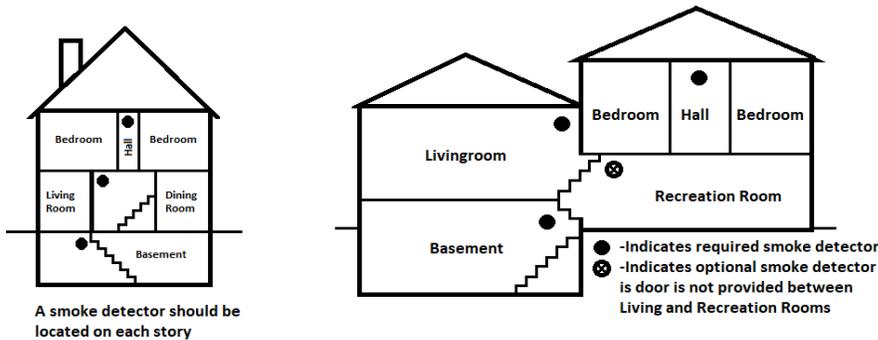
Shall have a minimum of (1) smoke alarm and (1) carbon monoxide alarm within (10) feet of each sleeping area. (Combo units are acceptable)



In family living units with more than one sleeping area, a smoke alarm should be provided to protect each

Multi-Level Homes:

Shall have a minimum of (1) smoke alarm on each level. If there are multi-level bedrooms, (1) carbon monoxide alarm required within (10) feet of each sleeping area.



A smoke detector should be located on each story

Alarm Requirements

Smoke Alarm(s):

- Must be less than (10) years old per NFPA 72 14.4.7.1
- Hard wired / interconnected systems must remain hardwired and interconnected. Systems **cannot be replaced** by battery operated only type of alarm.
- Interconnected smoke alarm systems: When an alarm is activated, **ALL** alarm **MUST** activate.
- Smoke alarm must be wired and mounted properly
- ****Please note** As of January 1, 2019 all battery-operated smoke alarms (not hard wired with battery backup) must be 10-year sealed battery units**

Carbon Monoxide Alarm(s):

- Must be less than (7) years old
- Must be placed within (10) feet of each sleeping area
- Plug-in A/C type must be located in a common area within (10) feet of the sleeping area(s)
- **Carbon monoxide alarms are not to be in the basement, garage, or near any fueled fired appliances**

Smoke Alarm / Carbon Monoxide Alarm Combo Units:

- Must be less than (10) years old per NFPA 72 14.4.7.2
- Must be placed within (10) feet of each sleeping area
- Combo units should only be used in common areas within (10) feet of the sleeping areas
- **Smoke Alarm / Carbon Monoxide Alarm Combo Units are not to be in the basement, garage, or near any fueled fired appliances**

*All alarms should be maintained and installed per manufacturers specifications

Fire Extinguisher Requirements:

The requirements for the type and placement of the extinguishers are as follows:

- At least one portable fire extinguisher **shall be mounted** in all one and two-family dwellings (except seasonal rental units) upon change of occupancy
- The extinguisher shall be listed, labeled, charged, and operable (arrow must be in the green area of the gauge)
- The extinguisher shall be serviced and tagged by a certified Division of Fire Safety contractor within the past 12 months (1 year) **or** the seller must have a receipt for a recently purchased extinguisher.
- Acceptable Fire Extinguisher size shall be no less than a **2A:10BC** (ABC Type)
 - The extinguisher **must** be the type that has a hose connected to it
- The extinguisher shall be within **10 feet** of the kitchen and located **in the path of egress**
- The extinguisher shall be readily accessible and not obstructed from view (free from being blocked by furniture, storage, cabinets, or other items. Extinguisher **cannot** be located in a closet or cabinet)
- The extinguisher shall be mounted using the manufacturer's hanging bracket so the operating instructions are clearly visible
- The top of the extinguisher shall **not be more than five (5)** feet above the floor
- The fire extinguisher must be maintained according to the manufacturer's instructions