

Requirements for Smoke/Carbon Monoxide & Fire Extinguisher Certification

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 detectors, carbon monoxide detectors, and fire extinguishers.

Please consult these requirements and contact 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 re-inspection** (with a \$50 re-inspection fee). Your property must pass inspection prior to closing or rental, or you will receive a penalty for non-compliance. New homeowners or renters can not occupy the home or rental unit prior to the inspection or a \$500.00 penalty can be assessed.

Please note: The property owner OR realtor must be present at the time of the inspection, and **payment is due at the time of the 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.

Request for Residential Smoke Detector/Carbon Monoxide Detector/Fire Extinguisher Inspections:

1. Request for a CSDCMDC received ten (10) or more business days prior to the change of occupancy: \$50.00
2. Request for a CSDCMDC received four (4) to nine (9) business days prior to the change of occupancy: \$75.00
3. Request for a CSDCMDC received zero (0) to three (3) business days prior to the change of occupancy: \$125.00
4. Please note: Applications received less than ten (10) days before the closing or rental date will try to be accommodated however, this is not always possible. That is why we ask for ten (10) or more business days' notice.
5. For any rentals: please note that we are a separate department from the Housing Division. You need to contact them for their certification separately. Their phone number is (973) 263-4280
6. Re-inspection or no-show fee is: \$50.00

**Payment by check or money order only (no cash) at time of inspection to:
Township of Parsippany-Troy Hills**

SMOKE DETECTOR REQUIREMENTS

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

YEAR*	CODE	REQUIREMENTS
1978	1216.3.3	Minimum of 1 smoke detector installed on each level including the basement No interconnection required
1981	1716.3.4	Minimum of 1 smoke detector installed on each level Including the basement No interconnection required
1984	1716.3.3	Smoke detector outside bedrooms Smoke detector on each story including basement For split levels, one smoke detector on upper level Interconnection required
1987	1018.3.5	Smoke detector required outside bedrooms (hallway) Smoke detector on each story including basement For split levels, one smoke detector on upper level Interconnection required
1990	1018.3.2	Smoke detector required in all bedrooms (hallway) Smoke detector required outside the bedrooms Smoke detectors required on each level, including basement For split levels, one smoke detector is sufficient on the upper level Interconnection required
1993	919.3.2	Smoke detector required in all bedrooms Smoke detector required outside the bedrooms (hallway) Smoke detectors required on each level, including basement For split levels, one smoke detector is sufficient on the upper level Interconnection required Battery backup required

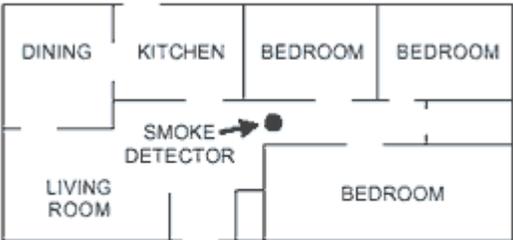
Fire Alarm/ Monitored Systems:

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 a proper pass code at time of inspection. Non-functional or defunct fire alarm system components must be completely removed and apply to the chart above.

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

CENTRALIZED BEDROOMS

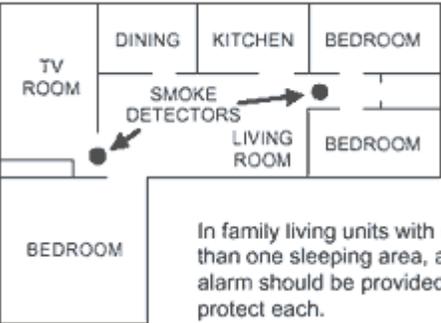
Shall have a minimum of (1) smoke detector and (1) carbon monoxide detector within (10) feet of each sleeping area. (Combo units are acceptable)



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

NON-CENTRALIZED BEDROOMS

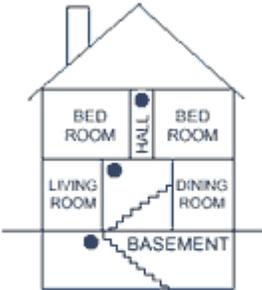
Shall have a minimum of (1) smoke detector and (1) carbon monoxide detector within (10) feet of each sleeping area. (Combo units are acceptable)



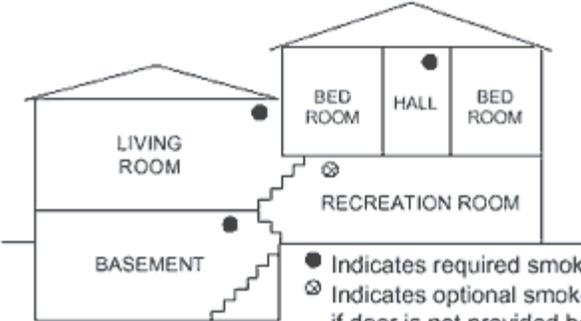
In family living units with more than one sleeping area, a smoke alarm should be provided to protect each.

MULTI-LEVEL HOMES

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



A smoke detector should be located on each story.



- Indicates required smoke detector
- ⊗ Indicates optional smoke detector if door is not provided between Living and Recreation Rooms

DETECTOR REQUIREMENTS

Smoke Detector(s):

- Must be less than (10) years old per NFPA 72 14.4.7.1
- Hard wired/ interconnected systems must remain hard wired. **Can not** be replaced by battery operated only type of detector.
- Interconnected smoke detector systems: when a detector is activated **ALL** the detectors must activate.
- Smoke detectors must be wired and mounted properly.

Carbon Monoxide Detector(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 detectors are not to be in the basement, garage, or near any fuel fired appliances.**

Smoke Detector/ Carbon Monoxide Detector 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 Detector/ Carbon Monoxide Detector Combo Units are not to be in the basement, garage, or near any fuel fired appliances.**

*All detectors should be maintained and installed per manufactures 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 on the gauge).
- Acceptable Fire Extinguisher size shall be no less than a 2A:10B:C (ABC type)
- The hangers or brackets supplied by the manufacturer must be used.
- In a **galley kitchen** without wall space, the extinguisher must be located within 10 feet of the kitchen and must be clearly visible from the cooking area.
- In an **eat in kitchen**, the fire extinguisher must be mounted, clearly visible from the cooking area and near an exit from the kitchen.
- The fire extinguisher must be mounted between two (2) feet and five (5) feet above the floor.
- The **extinguisher must be visible from the cooking area** and in a readily accessible location, free from being blocked by furniture, storage, cabinets, or other items. Extinguisher **can not** be located in a closet or cabinet.
- The extinguisher must be near a room exit or travel path that provides an escape route to the exterior.
- The fire extinguisher must be maintained according to the manufacturer's instructions.
- The extinguisher must be installed with the operating instructions clearly visible.