
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF FIRE SAFETY
MEMORANDUM

TO: ALL LOCAL ENFORCING AGENCIES
FROM: LOUIS KILMER, CHIEF - BUREAU OF FIRE CODE ENFORCEMENT
SUBJECT: REQUIREMENTS FOR FIRE EXTINGUISHERS IN ONE- AND TWO-FAMILY DWELLINGS
DATE: NOVEMBER 15, 2005

The Legislature amended and enacted P.L.1991, c. 92 (C.52:27D-198.1), requiring that all one- and two-family dwellings at a change of occupancy be provided with a portable fire extinguisher, in addition to the requirements for smoke and carbon monoxide detectors. This provision does not apply to seasonal rental units. This act was signed into law on April 14, 2005 with an effective date of November 1, 2005.

The regulations were recently made available for public comment. The comment period has ended and the final adoption of the regulations will appear in the New Jersey Register in the near future. The Division of Fire Safety is advising all local enforcing agencies to enforce the regulations; using the guidelines below.

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

- 1) At least one portable fire extinguisher shall be installed in all one- and two-family dwellings (except seasonal rental units) upon change of occupancy;
- 2) The extinguisher shall be listed, labeled, charged, and operable;
- 3) The size shall be no smaller than 2A:10B:C, rated for residential use and weigh no more than 10lbs;
- 4) The hangers or brackets supplied by the manufacturer must be used;
- 5) The extinguisher must be located within 10 feet of the kitchen;
- 6) The top of the extinguisher must not be more than 5 feet above the floor;
- 7) The extinguisher must be visible and in a readily accessible location, free from being blocked by furniture, storage, or other items;
- 8) The extinguisher must be near a room exit or travel path that provides an escape route to the exterior;
- 9) The extinguisher must be accompanied by an owner's manual or written information regarding the operation, inspection, and maintenance of the extinguisher; and
- 10) Lastly, the extinguisher must be installed with the operating instructions clearly visible.

New fire extinguishers are not required to be serviced and tagged, as long as the seller or agent can provide proof of purchase or receipt.

Until the proposed regulations have been adopted, the statute should be cited for enforcement purposes. The correct citation is N.J.S.A. 52:27D-198.1.



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James E. McGreevey
 Governor

Susan Bass Levin
 Commissioner

BULLETIN NO.

99-3

Date: August 1999
 Revised: April 2003

Subject: Carbon Monoxide Alarms

Reference: N.J.A.C. 5:23-3.20, 6.4, 6.5,
 6.6, 6.7, 6.21A, 6.25A, 6.26A,
 6.27, and 6.31

P.L. 1999, c.15, approved by Governor Christine Todd Whitman on February 8, 1999, calls for the Department of Community Affairs to promulgate rules for the installation of carbon monoxide (CO) alarms in hotels, multiple dwellings, and rooming and boarding homes. These rules were adopted on August 16, 1999. The statute also required that the Commissioner determine whether similar provisions should be applied to one- and two-family homes. In the April 7, 2003 New Jersey Register, the Department adopted regulations that provide for installation of CO alarms in one- and two-family homes. The rules are incorporated in the sections referenced above. The purpose of this bulletin is to provide code officials with the pertinent information from NFPA 720 and UL 2034 for approval of the installation of CO alarms.

As per the regulations, CO alarms are required to be provided in the immediate vicinity of all sleeping rooms in all buildings of Use Groups I-1, R-1, R-2, R-3, R-4, and R-5 that contain fuel-burning appliances or have attached garages. Open parking structures, as defined by the Building Subcode, are not considered attached garages.

There are two alternatives to the installation of a CO alarm in every dwelling unit. They are as follows:

Alternative #1: Common Area Alarms. If installation is not triggered by 1, 2, or 3 below, a common area CO alarm may be installed. If this option is chosen, monitored or interconnected alarms must be installed in the rooms, corridors, or lobby adjacent to the room containing the fuel-burning appliance, and in the immediate vicinity of any ventilated shaft (e.g., stair shaft, elevator shaft, or ventilation shaft) on the floor containing the fuel-burning appliance, and within two stories above and below. All common area CO alarms must be interconnected or monitored. If this alternative is chosen, the units listed below still need individual alarms.

1. The dwelling unit or guest room contains a fuel-burning appliance or has an attached garage; or

BULLETIN

2. The dwelling unit or guest room is connected by ductwork or ventilation shafts to a room containing a fuel-burning appliance or to an attached garage; or
3. The dwelling unit or guest room is only one story above or below any story that contains a fuel-burning appliance or has an attached garage, or is on the floor of the fuel burning appliance or the floor that has the attached garage.

Alternative #2: Monitored Alarms. The building may be provided with a monitored CO alarm system. These alarms must be placed in every room containing a fuel-burning appliance, and connected to an alarm monitoring station that is staffed at all times by a trained and qualified person. CO alarms and fire alarms may be incorporated into a common monitored system, provided that authorities would be able to distinguish each alarm type.

NOTE: For buildings registered with the Bureau of Housing Inspection or the Bureau of Rooming and Boarding House Standards, Bureau approval is required to use a "common area" or "monitoring station" option.

The following table indicates the areas of the building that are required to be provided with a CO alarm in the vicinity of sleeping rooms in each dwelling unit or guest room, based upon the compliance option chosen:

| | No Common Area or Monitored Alternative | Alternative #1: Common Area System | Alternative #2: Monitored Alarms |
|---|---|------------------------------------|----------------------------------|
| Dwelling unit or guest room contains a fuel-burning appliance or has an attached garage | X | X | X |
| Dwelling unit or guest room is connected by ductwork or ventilation shaft to a room containing a fuel-burning appliance or to an attached garage | X | X | |
| Dwelling unit or guest room is only one story above or below any story that contains a fuel-burning appliance or has an attached garage, or is on the floor of the fuel-burning appliance or the floor that has the attached garage | X | X | |
| All other dwelling units or guest rooms contained within the building | X | | |

The following is an example of a building configuration and the alarm requirements or options:

A seven-story hotel (Use Group R-1) contains gas dryers in the laundry room on the first floor. There are no vertical shafts or duct work connecting the laundry room and any of the guest rooms. There are three suites on the seventh floor that contain gas fireplaces. If the designer chooses not to provide any of the alternative protection, all of the guest rooms are required to be provided with CO alarms in the immediate vicinity of the sleeping areas. If the designer chooses to install Alternative #1, Common Area Alarms, in addition to the common area alarms, all guest rooms on the first, second, sixth, and seventh floors are required to be provided with CO alarms within the guest rooms. This is based upon the requirement that units within one floor above and below the floor containing fuel-burning appliances are required to be provided with alarms. If the designer chooses to install Alternative #2, Monitored Alarms, only those guest rooms that contain fuel-burning appliances are required to be provided with alarms within the guest room. In this case, alarms would be required in the seventh floor suites with gas fireplaces, as well as in the laundry room.

UL 2034 and NFPA 720

The CO alarm is required to be manufactured, listed, and labeled in accordance with UL 2034 entitled, "Single- and Multiple-Station Carbon Monoxide Alarms." Each device shall have a label indicating that it meets this requirement.

In the locations specified above, the alarms are required to be installed as follows:

1. The device is permitted to be a battery powered, hard-wired, or plug-in type.
2. If installing an electrically operated device, the AC power source is required to be supplied from either a dedicated branch circuit or the unswitched portion of a branch circuit also used for power and lighting. Operation of a switch (other than a circuit breaker) or a ground-fault circuit interrupter is not permitted to cause loss of power to the alarm.
3. The alarm may be located on the wall, ceiling, or other location as specified in the manufacturer's installation instructions.
4. The device is required to be supported independently of its attachment to wires.
5. For alarms installed in the vicinity of sleeping rooms, the alarm notification appliance is required to be clearly audible in all bedrooms over background noise levels and with all intervening doors closed, with a minimum rating of 85dBA at 10 feet (3m). If the alarm is intended to notify occupants in the same room, the sound pressure level is permitted to be 75dBA at 10 feet.

BULLETIN NO.

99-3

BULLETIN

BULLETIN NO.

99-3

BULLETIN

Under most situations, compliance with the requirements listed above should be acceptable for approval of the installation. However, should a situation arise that is not addressed above, please refer to NFPA 720 for additional installation requirements.

For your information, Kidde Safety has recalled some CO devices. The models that have been recalled are the "Nighthawk" and the "Lifesaver." The Nighthawk models included in this recall are all models manufactured between November 8, 1998 and March 9, 1999. The date of manufacture is on the back of the unit as year, month, and day. "NIGHTHAWK" and "Carbon Monoxide Alarm" are written on the front of the unit. If only "Carbon Monoxide Alarm" is written on the front, the unit is not included in the recall. The Lifesaver models included in the recall are models 9CO-1 and 9CO-1C manufactured between June 1, 1997 and January 31, 1998. The manufacture date is on the back of the unit as the first six numbers of the serial number, located above the UPC. The manufacture date is written as day, month, and year. "LIFESAVER" and "Carbon Monoxide Detector" are written on the front of the unit. Should you identify a unit that has been included in the recall, do not approve its installation; direct the owner to contact Kidde Safety at (888) 543-3346.

WHERE TO LOCATE 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 placed 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 are to be located outside sleeping areas and at every finished level of the home as shown in Figure 3. Basement level detectors are to be located in close proximity to the bottom of basement stairwells as shown in Figure 4.

WHERE NOT TO LOCATE 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.

Near forced air ducts-used for heating or air conditioning-air movement may prevent smoke from reaching detector.

Near furnaces of any type-air and dust movement and normal combustion products may cause a nuisance alarm.

The 4 inch "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 detector.

FURTHER INFORMATION ON DETECTOR PLACEMENT:

For further information about detector placement consult the National Protection Association's Standard No. 74-1984, titled "Household Fire Warning Equipment." This publication may be obtained by writing to the Publication Sales Department, National Fire Protection Association, Batterymarch Park, Quincy, MA. 02269.

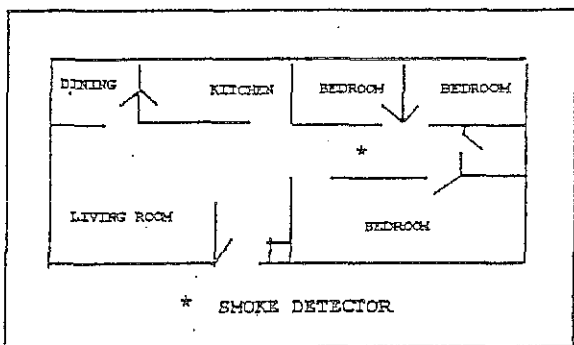


Figure 1

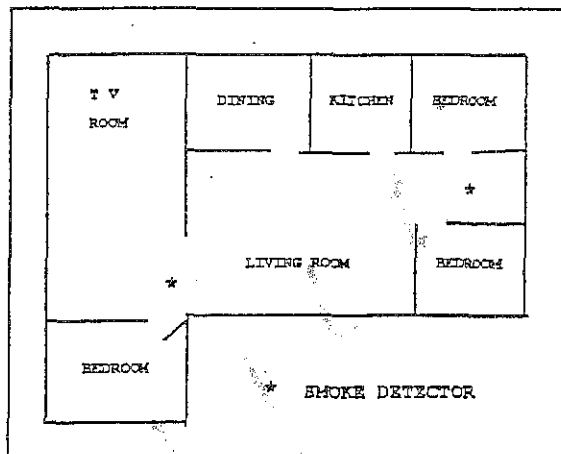


Figure 2

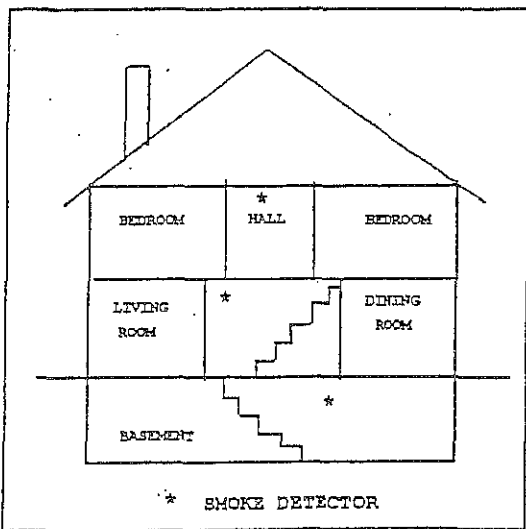


Figure 3

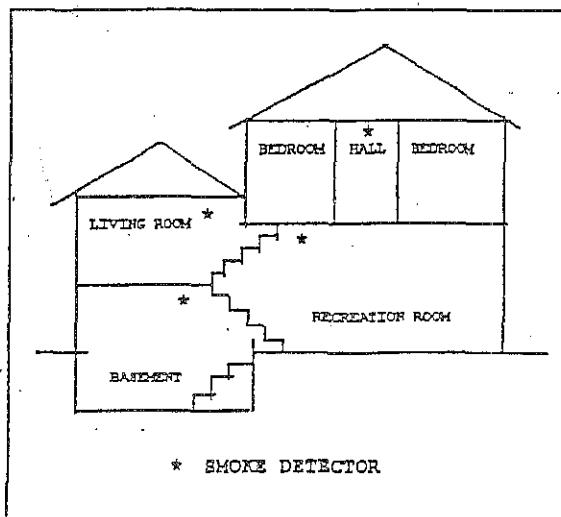


Figure 4

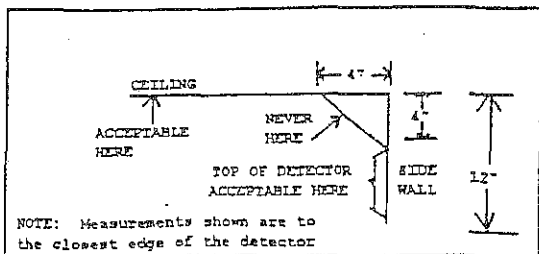


Figure 5