

Carbon Monoxide Alarms & Fire Extinguishers

Carbon Monoxide Alarms:

A (one) carbon monoxide alarm/detector shall be centrally located outside of each sleeping area within 10 feet.

Where bedrooms are separated and the audibility of the alarm or detector to the occupants within the bedroom area could be seriously impaired, more than one unit could be needed.

Each alarm/detector should be located on the wall, ceiling or other location as specified in the installation instructions that accompany the unit.

The alarm/detector can be battery or the electric plug-in type.

If you have a combination smoke/carbon detector it will need to be installed in accordance with the smoke detector placement in sleeping areas.

Placement of Fire Extinguishers

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.

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 1A: 10B:C, rated for residential use and weigh no more than 101bs;
- 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 lastly
- 10) The extinguisher must be installed with the operating instructions clearly visible.