



PRINCETON
Department of Emergency Services
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Joseph R. Novak – Fire Marshal

TEAMWORK · INTEGRITY · PROFESSIONALISM

Certificates of Smoke Detector, Carbon-Monoxide Alarm, and Kitchen Fire Extinguisher Compliance

A Certificate of Smoke Detector, Carbon Monoxide Alarm, and Kitchen Fire Extinguisher Compliance is required in all one-and two-family dwellings whenever there is a change in ownership or occupancy, typically when a property is sold or there is a change of tenant in a residential rental unit. This certification does not apply to individual condominium units in buildings containing three or more units. Once the certificate has been issued, it remains valid for six months or until another change in occupancy occurs, whichever comes first.

You can apply for this certificate online or in our office at One Monument Drive in Princeton, NJ. For a Certificate of Smoke Detector, Carbon Monoxide Alarm, and Kitchen Fire Extinguisher Compliance to be issued, there must be an inspection by an inspector from the Princeton Bureau of Fire Safety. In addition, for homes with fire-alarm systems, (regardless of whether or not the system is currently being monitored), a report in accordance with NFPA 72 must be obtained from a NJ-certified alarm company.

Please note: Your application is complete until your inspection appointment has been made. We must have your application in the office in order to schedule an inspection appointment. A responsible person over the age of eighteen (18) must be present to meet the inspector and provide access to the property.

Total fees include the initial inspection, one reinspection, and a certificate based on the number of days between the application date and the closing or occupancy date. Therefore, when the application is completed:

- More than 10 days before closing/occupancy date, the total fee is \$95.00 per unit.
- Between 4 and 10 days before closing/occupancy date, the total fee is \$140.00 per unit.
- Less than 4 days before closing/occupancy date, the total fee is \$211.00 per unit.

The fee for each additional (after the initial inspection and first reinspection) reinspection is \$50.00 per unit.

Once a Certificate of Smoke Detector, Carbon Monoxide Alarm, and Kitchen Fire Extinguisher Compliance has been issued, it will be sent to the owner or applicant via email.

Guide to the Requirements for Smoke Detectors, Carbon Monoxide Alarms and Kitchen Fire Extinguishers (for One- and Two-Family Dwellings Only)

****Please Note****

Questions regarding any specific home are best answered at the initial inspection.

The fire inspector can advise regarding the requirements for that home and the best options for compliance.

There is no additional charge for the inspector to return (1st reinspection) and verify that a certificate can be issued.

Smoke Detectors - Basic Requirements

For Homes Built or Modified Before 1977:

- Battery-powered smoke detectors. (**MUST BE 10-YEAR SEALED LITHIUM BATTERY TYPE**)
- One smoke detector on each level. (including the basement but excluding the attic)
- One smoke detector within 10 feet of each bedroom. **NOT INSIDE THE BEDROOM!**

For Homes Built or Modified between 1977 and 1990:

- ****120-volt hardwired smoke detectors with battery back-up.**
 - In homes built or modified from 1977-1983, the smoke detectors need not be interconnected.

- In homes built or modified from 1984-1989, the smoke detectors must be interconnected.
- One smoke detector on each level. (including the basement but excluding the attic)
- One smoke detector within 10 feet of each bedroom. **NOT INSIDE THE BEDROOM!**

For Homes Built or Modified 1990 to Present:

- ***120-volt hardwired smoke detectors with battery back-up.
- One smoke detector on each level. (including the basement but excluding the attic)
- One smoke detector within 10 feet of each bedroom (outside of the bedroom), **PLUS**
- One smoke detector **WITHIN** each bedroom.

*****Special Note Regarding Fire Alarm Systems:** There may be a low-voltage smoke detector system (fire alarm system) in place as the primary smoke detector protection, instead of 120-volt hard-wired smoke detectors. This system may or may not be monitored by an alarm company. For this type of system, or for any detector(s) connected to an alarm panel (whether or not the alarm system is monitored) a fire alarm inspection report will be required. The inspection report must be in accordance with NFPA 72 can be obtained from an alarm company or any NJ-certified fire protection equipment contractor.

Additional Notes:

- No existing system can be modified or changed in a manner that reverts to a lesser form of protection.
- All smoke detectors used to provide the required coverage must be of the same type. Battery-operated detectors, 120-volt hardwired detectors, and/or low-voltage smoke detectors cannot be combined to provide the required coverage. One type of detector must be consistent throughout the house.
- Smoke detectors more than ten (10) years old must be replaced as per NFPA 72.
- All devices must be **UL-approved** and installed in accordance with the manufacturer's specifications. Do not mount detectors on a wall within four (4) inches of the ceiling, or in the peak of an A-frame. Do not install smoke detectors in garages or unfinished, non-walkup attics. Avoid installing detectors within ten (10) feet of a kitchen or within three (3) feet of a bathroom, furnace, or forced air duct.
- Check the Fire Marshal's page for a list of uncertified or recalled detectors, alarms, or extinguishers before purchasing.

Carbon Monoxide Alarms - For All Homes

- Carbon monoxide alarms may be battery-powered or plug-in type, which must be plugged into a continually powered outlet.
- Carbon monoxide alarms may be part of a smoke detector/carbon monoxide alarm combination device.
- One carbon monoxide alarm is required in the common area within ten (10) feet of each bedroom door. **DO NOT INSTALL THE CARBON MONOXIDE ALARM INSIDE THE BEDROOM!**

Kitchen Fire Extinguisher

- At least one portable fire extinguisher shall be installed in all one- and two-family dwellings.
- The extinguisher shall be a dry-chemical type which is listed, labeled, charged and operable.
- The extinguisher size shall be rated for residential use, no smaller than **2A:10B:C**, and weigh no more than ten (10) pounds.
- The extinguisher **MUST BE MOUNTED** within ten (10) feet of the kitchen.
- The extinguisher **MUST BE VISIBLE** and in a readily accessible location, free from being blocked by doors, furniture, storage, etc.
- The extinguisher must be near a room exit or travel path that provides an escape route to the exterior of the building.
- The hangers or brackets provided by the manufacturer must be used to mount the extinguisher.
- The top of the extinguisher must not be more than five (5) feet above the floor.
- The bottom of the extinguisher must be at least six (6) inches above the floor.
- The extinguisher must be installed with the operating instructions clearly visible.