



# BOROUGH OF ATLANTIC HIGHLANDS

10 EAST HIGHLAND AVENUE  
ATLANTIC HIGHLANDS, NJ 07716  
732-291-1444 EXT. 651  
FAX # 732-291-1741  
INTERNET SITE: WWW.AHNJ.COM

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## DIVISION OF FIRE PREVENTION

### N.J. Uniform Fire Code Update January 1, 2019

#### N.J.A.C. 5:70-4.19

Smoke alarms for one- and two- family Dwellings; carbon monoxide alarms; and portable Fire extinguishers.

#### Smoke Alarms;

(a) In one- and two- family or attached single family dwellings subject to the requirements of N.J.A.C. 5:70-2.3, smoke alarms shall be installed as follows:

1. One each level of the premises, and
2. Outside each sleeping area, in the vicinity of the bedrooms.

One- and Two- Family Dwelling Sub code (N.J. IRC/2015)

R314.1 General, Smoke Alarms shall comply with NFPA 72 and Section R341.

R314.3 Location, Smoke Alarms shall be installed in the following locations;

1. In each sleeping room.

(b) The smoke alarms required in (a) above shall be located and maintained in accordance With NFPA 72.

1. The alarms shall not be required to be interconnected.

(c) Ten- year sealed battery- powered single station smoke alarms shall be installed in Accordance with ANSI/UL 217.

However, A/C- powered single or multiple- station smoke alarms shall not be replaced With battery- powered smoke alarms.

1. A/C- powered smoke alarms shall be accepted as meeting the requirements of this section.

#### Carbon Monoxide Alarms;

(d) Carbon monoxide alarms shall be installed in all dwelling units in buildings in one-and- Two- family or attached single family dwellings, *except for units in buildings that do not Contain a fuel- burning device or have an attached garage*, as follows:

1. Single station carbon monoxide alarms shall be installed and maintained in the immediate vicinity of the sleeping area (s).
2. Carbon monoxide alarms may be battery- operated, hard-wire or of the plug- in type and shall be listed and labeled in accordance with UL-2034 and shall be installed in accordance with the requirements of this section and NFPA- 720.

#### Fire Extinguishers;

(e) A portable fire extinguisher shall be installed in accordance with the following:

1. The extinguisher shall be within 10 feet of the kitchen and located in the path of egress.
2. The extinguisher shall be readily accessible and not obstructed from view.
3. The extinguisher shall be mounted using the manufacturer's hanging bracket so the operating instructions Are clearly visible.
4. The extinguisher shall be an approved listed and labeled type with a rating of 2A-10B:C and no more Than 10 pounds.
5. The owner's manual or written operating instructions shall be provided during inspection and left for the New occupant.
6. The extinguisher shall be serviced and tagged by a certified Fire Safety Contractor within the past 12 Months or the seller/landlord must have a receipt for a recently purchased extinguisher.
7. The top of the extinguisher shall not be mounted more than five feet above the floor'

# NEW JERSEY RESIDENTIAL CARBON MONOXIDE ALARM REQUIREMENTS



**PLUG-IN  
CARBON  
MONOXIDE  
ALARM**



**BATTERY-  
OPERATED  
CARBON  
MONOXIDE  
ALARM**



**HARD-  
WIRED  
CARBON  
MONOXIDE  
ALARM**

**CARBON MONOXIDE ALARMS SHALL BE INSTALLED, BY ANY ONE OF THESE METHODS,  
IN THE IMMEDIATE VICINITY OF EACH SLEEPING AREA.**

- Combination Carbon Monoxide/Smoke Alarms are acceptable, as long as all requirements are met.
- Carbon Monoxide Alarms installed as hard-wired at time of construction or rehabilitation shall remain so.



## **CARBON MONOXIDE ALARMS MUST BE MAINTAINED**

**Shall be replaced when manufacturer's  
replacement date is reached**

# NEW JERSEY RESIDENTIAL FIRE EXTINGUISHER REQUIREMENTS

1

**FIRE EXTINGUISHER MUST HAVE A  
MINIMUM RATING OF**

**2A - 10B:C**

AND BE NO MORE THAN 10 POUNDS

FOR EXAMPLE: 3-A:40-B:C rated fire extinguisher  
would also be acceptable



2

**FIRE EXTINGUISHER  
MUST BE MOUNTED**

- MUST BE ACCESSIBLE & VISIBLE, NOT BEHIND CLOSED DOOR OR CABINET
- SHALL BE WITHIN 10 FEET OF KITCHEN
- LOCATED IN THE PATH OF EGRESS (TOWARDS AN EXIT)
- MUST USE THE MANUFACTURER'S MOUNTING BRACKET
- TOP OF EXTINGUISHER NOT MORE THAN 5 FEET ABOVE FLOOR



3

**FIRE EXTINGUISHER  
MUST BE OPERABLE**

- EXTINGUISHER GAUGE SHALL INDICATE A FULL CHARGE
- EXTINGUISHER SHALL BE SERVICED & TAGGED BY SERVICE CONTRACTOR WITHIN THE PAST 12 MONTHS
- OR THE SELLER MUST HAVE A RECEIPT FOR RECENTLY PURCHASED EXTINGUISHER

