



Borough of Fair Lawn
POST OFFICE BOX 376, FAIR LAWN, NEW JERSEY • 07410

FIRE PREVENTION BUREAU
(201) 794-5408

SMOKE ALARM CERTIFICATE

required prior to sale, rental, or change of occupancy
of 1- and 2-family homes

In 1-family homes, at least one smoke alarm shall be located -

- On each level of the home, including the basement.
- Within 10 feet of each entrance to a sleeping area, or inside each sleeping area.
- For levels without a sleeping area, smoke alarm shall be installed near the stairwell.

Ten-year sealed battery-powered single station smoke alarms shall be required. A/C-powered single or multiple-station smoke alarms installed as part of the original construction or rehabilitation project shall not be replaced with battery-powered smoke alarms.

Smoke alarms shall not be installed in any kitchen, bathroom, furnace room, or in the stairwell.

For 2-family homes, requirements are same as 1-family homes, plus:

- Common stairwells and hallways shall have smoke alarm installed outside of each doorway to any living space or storage area.
- Each separate basement shall have smoke alarm installed at foot of stairs, but not in the stairwell.

Smoke alarms shall be mounted on the ceiling, or on the wall, 4 to 12 inches below the ceiling.

Smoke alarms shall sound an alarm of at least 85 decibels at 10 feet.

Fire alarm system shall be fully operational upon completion of our inspection or our Certificate will not be issued. Owner shall reset the alarm system and notify monitoring station. Inspector will not do it for you.

Smoke alarms shall be installed securely. Velcro, tape, and thumbtacks are not allowed.

All smoke alarms (including those not required) shall meet the above requirements.

Painted smoke alarms will not pass inspection.

The Inspector is not permitted to install the smoke alarm or battery, or reset the system.

INSPECTION FEE: varies between \$90.00 and \$125.00, depending on how much in advance you schedule the inspection, per State Regulations. We will not accept cash at the inspection site – checks only. Check is to be payable to Borough of Fair Lawn, plus \$50.00 for each additional visit.

To schedule the above inspection – call the Fire Prevention Bureau at 201-794-5408
This certification is good for six (6) months.

Homes to be sold require Certificate of Occupancy – call the Fair Lawn Zoning Dept at 201-794-5308
Homes to be rented must be registered with Fair Lawn Municipal Clerk – call 201-794-5340

This Notice dated January 1, 2019



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CARBON MONOXIDE ALARM

required prior to sale, rental, or change of occupancy
of 1- and 2-family homes

Sellers and landlords shall install carbon monoxide alarm(s), as required by the New Jersey Uniform Fire Code. To obtain the necessary Certificate of Compliance, in Fair Lawn, carbon monoxide alarms shall be as follows:

- Installed on each level that has a bedroom.
- Installed on the ceiling or wall. (table top models are not acceptable)
- Sound an alarm of at least 85 decibels upon testing.
- Shall be installed in a secure manner (velcro, tape, thumbtacks are not permitted)

Carbon monoxide alarms may be battery-operated, hard-wired, or plug-in.

FIRE EXTINGUISHER

required prior to sale, rental, or change of
occupancy of 1- and 2-family homes

New Jersey Uniform Fire Code requires a portable fire extinguisher as follows:

- The extinguisher shall be within 10 feet of the kitchen and located in the path of egress.
- The top of the extinguisher shall not be more than five feet above the floor
- The extinguisher shall be readily accessible and not obstructed from view.
- The extinguisher shall be mounted using the manufacturer's hanging bracket so the operating instructions are clearly visible.
- The extinguisher shall be an approved listed and labeled type with a minimum rating of 2A-10B:C , (Between 2, 1/2 and 10 pounds.)
- The owner's manual or written operation instructions shall be provided during the inspection and left for the new occupant.
- **The extinguisher shall be serviced and tagged by a certified Division of Fire Safety contractor within the past 12 months or the seller must have a receipt for a recently purchased extinguisher.**

The above inspections shall be done in conjunction with inspection of your smoke alarms.

The Certificate of Inspection is valid for six (6) months.

To schedule the above inspection, call Fair Lawn Fire Prevention Bureau: 201-794-5408

Homes to be sold require Certificate of Occupancy – call Fair Lawn Zoning Dept 201-794-5308.

Homes to be rented must be registered with Fair Lawn Municipal Clerk – call 201-794-5340

This notice dated January 1, 2019