



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

FIRE PREVENTION BUREAU
PHONE (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 **TEN YEAR SEALED** smoke detector shall be located -

- On each and every 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.

***** Hardwired smoke detectors installed as part of the original construction or rehabilitation project SHALL be OPERATIONAL and MAINTAINED in good working order. System cannot be removed, disabled or eliminated. *****

***** Wireless smoke detectors DO NOT meet the NJ fire code requirements unless installed by permit or variance. Copies of the approval will be required.**

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

Smoke detectors shall NOT be installed in any kitchen, bathroom, furnace room, or in the STAIRWELL.

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

Combination smoke & carbon monoxide must be 10 year sealed battery

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

- Common stairwells and hallways shall have TEN YEAR SEALED smoke detector 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

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.

This Notice dated July 1, 2020

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



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CARBON MONOXIDE ALARM

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

- 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 as per manufacturers' requirements.

*** 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 an approved listed and labeled type with a minimum rating of 2A-10B:C.
- Shall have a receipt for a recently purchased extinguisher or **The extinguisher shall be serviced and tagged by a certified Division of Fire Safety contractor within the past 12 months**
- The extinguisher shall be mounted in the kitchen or no more than 10 feet from the kitchen.
- 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.
- The owner's manual or written operation instructions shall be provided during the inspection and left for the new occupant.

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

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