

SMOKE ALARM AND CARBON MONOXIDE ALARM COMPLIANCE FOR SOME REHABILITATION PROJECTS

The application for permit that you have submitted requires the installation of smoke alarms and carbon monoxide alarms when they have not been installed as part of the original construction. This information does not contain change of use requirements located at N.J.A.C. 5:23-6.31(i) and (j) or addition requirements located at N.J.A.C. 5:23-6.32(f). Smoke and carbon monoxide alarms must be installed in accordance with the following information.

The following are the requirements for Smoke Alarms:

- Work being performed in accordance with N.J.A.C. 5:23-6.4(f) repair, 6.5(f) renovation and 6.6(f) alteration require smoke alarms to be installed in the dwelling units of Group R-2 and buildings of Groups R-3, R-4 and R-5.
- Smoke alarm(s) must be installed on each level of the dwelling, including the basement, outside of each separate sleeping area in the immediate vicinity of the bedroom. Smoke alarms may be placed on the ceiling or within 12 inches of the ceiling on the wall.
- Smoke alarms are permitted to be battery operated, but shall not replace any required A/C-powered smoke alarms or a household fire alarm system.
- The installation of battery operated smoke alarms does not require a permit.

The following are the requirements for Carbon Monoxide Alarms:

- Work being performed in accordance with N.J.A.C. 5:23-6.4(g) repair, 6.5(g) renovation, 6.6(g) alteration, and 6.7(f) reconstruction require that carbon monoxide alarms be installed in buildings of Groups I-1, R-1, R-2, R-3, R-4, and R-5 that contain a fuel burning appliance or have an attached garage.
- Section 915 of the building subcode and Section R315 of the one- and two-family dwelling subcode require that carbon monoxide alarms be installed in the immediate vicinity of each sleeping area when the building contains a fuel burning appliance or has an attached garage. Carbon monoxide alarms may be placed anywhere on the ceiling or the wall.
- Carbon monoxide alarms are permitted to be battery operated, hard-wired or the plug in type.
 - The installation of battery operated or plug in type carbon monoxide alarms does not require a permit or an inspection.

It is your responsibility to ensure that these provisions have been met.