

Smoke Detector Inspection

Pursuant to the New Jersey Uniform Fire Code, before any residential structure/unit is sold, leased, or otherwise made subject to change of occupancy the owner shall obtain a Smoke Detector & Carbon Monoxide Alarm Certificate of Compliance.

To ensure the requirements of Municipal Ordinance 149-10, proof of Landlord Registration is required prior to the scheduling of Certificate of Smoke Alarm and Carbon Monoxide Alarm Inspection for **all rental properties**.

To ensure the requirements of Municipal Ordinance 6-2023, a Transient Rental License is required prior to the scheduling of Certificate of Smoke Alarm & Carbon Monoxide Alarm Inspection for rentals 45 days to 1 year. **Rentals under 45 days are not permitted.**

SMOKE ALARM REQUIREMENTS

PLEASE NOTE Effective **January 1, 2019**: Pursuant to the New Jersey Fire Code, all battery-operated (**not wired**) smoke alarms must be the 10-year sealed battery type unit. This type of Smoke Alarm must be in place at time of inspection to receive a Certificate of Compliance. Non-sealed battery units (9-volt, AAA, etc.) will no longer be accepted.

(This will primarily affect homes built prior to January 1977)

The type of smoke alarms required will depend on the type of smoke alarms that were required at the time of original construction.

- **Prior to January 1977**: Battery operated smoke alarms-must be 10-year sealed battery type.
- **January 1977 - September 1978**: Electric Smoke Alarm on each sleeping level. Battery operated Smoke Alarm on all other levels-sealed battery type.
- **October 1978 - January 1983**: Electric Smoke Alarms on sleeping level and basement. Battery Operated Smoke Alarms on all other levels-sealed battery type.
- **February 1983 - July 1984**: Electric Smoke Alarms on all levels.
- **August 1984 - February 1991**: Electric Smoke Alarms on all levels. All Smoke Alarms must be interconnected.
- **March 1991 - Present**: Electric Smoke Alarms on all levels and inside each bedroom. All Smoke Alarms must be interconnected. All Smoke Alarms must be equipped with battery back-up.

Replacing electric smoke alarms with battery-operated smoke alarms is not permitted. Defective interconnected smoke alarms must be replaced with compatible alarms or when not possible, all interconnected alarms must be replaced to meet the requirements.

PLACEMENT OF SMOKE ALARMS

Ceiling smoke alarms must be at least 4” from the wall, wall mounted smoke alarms must be at least 4” and no more than 12” from the ceiling.

- A smoke alarm is required within immediate vicinity of every bedroom door. If a level has more than one sleeping area, smoke alarms are required in each sleeping area.
- The smoke alarm installed on the basement level and all levels without a sleeping area must be in proximity to the stairway leading to the floor above.
- Smoke alarms must be properly mounted and secured to the ceiling or wall according to manufacturer specifications.

WHERE NOT TO PLACE SMOKE ALARMS

- Within 5 feet of a kitchen (cooking vapors).
- Within 3 feet of an attic fan or the tips of a ceiling fan blades.
- Within 3 feet of the door leading to a bathroom containing a tub or shower (steam).
- Within 3 feet of an air supply vent (supply or air flow).
- Within 1 foot of a light fixture.

CARBON MONOXIDE ALARM (CO) REQUIREMENTS

A Carbon Monoxide Alarm is required in all 1 and 2 family dwellings that contain any fuel-burning device/appliance or have an attached garage.

- May be electric operated or battery operated.
- Must be installed on each sleeping level.
- Must be installed in hallway within immediate vicinity of every bedroom door.

CENTRAL STATION MONITORED ALARM SYSTEMS

- The alarm system must be certified as operational by a licensed NJ Fire Protection Contractor prior to inspection by this office. Provide documents of successful inspection at time of inspection.
- An inspection by this office is required to ensure the proper placement of detectors.

RENTAL PROPERTIES

In addition to a Smoke Detector Inspection for change of Tenancy, a Landlord Tenant Registration Form must also be completed and submitted to the Wall Township Clerk’s Office. This can be done through the “Landlord Tenant Registration Form” link on the “FORMS” page.