



SMOKE DETECTORS, CARBON MONOXIDE DETECTORS AND FIRE EXTINGUISHERS ARE REQUIRED

The installation of smoke detectors and carbon monoxide detectors is a Uniform Construction Code requirement for new construction and reconstruction as well as any repairs, alterations or renovations that take place in a one or two family residence. The Uniform Fire Code is now requiring that fire extinguishers be installed, along with smoke and carbon monoxide detectors, as an essential part of the inspection for a Certificate of Occupancy, required for resales.

Please note the following required locations for the installation of each and ensure that all are installed and properly working at the time of your inspection.

SMOKE DETECTORS

For **repairs, alterations, renovations** or **resales** installation is required: **(Ten-year sealed battery-powered alarms are required as of January 22, 2019)**

1) On each level of the structure, outside each separate sleeping area in the immediate vicinity of the bedrooms (within 10'-0" of the sleeping area), and located on or near the ceiling.

For **new construction** or **total reconstruction** installation is required: (Hard-wired (electric) is required)

- 1) In each sleeping room.
- 2) Outside of each separate sleeping area in the immediate vicinity of the bedrooms. (Within 10'-0" of all sleeping rooms).
- 3) On each additional story of the dwelling, including basement and cellars but not including crawlspaces and uninhabitable attics. In dwellings or dwelling units with split-levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one story below the upper level.

CARBON MONOXIDE DETECTORS

In **all cases** installation is required: (Battery operated, hard-wired or of the plug-in type)

1) Outside of each sleeping area in the immediate vicinity of all sleeping rooms (within 10'-0" of all sleeping areas).

Detectors shall have a minimum rating of **85 dBA and be labeled in accordance with UL 2034.**

Alarms located within the sleeping rooms are permitted to have a rating of 75 dBA.

FIRE EXTINGUISHERS

For **resales of all** one and two family residences, installation is required:

A "portable fire extinguisher", **which must be 2A:10B:C type**, rated for residential use and no larger than 10 pounds, is required to be mounted within 10 feet of each kitchen area, and located in the path of egress.

DO NOT GO TO YOUR LOCAL HOME CENTER AND JUST BUY ONE LABELED "FOR KITCHEN USE". IF IT ISN'T A 2A:10B:C TYPE EXTINGUISHER, IT DOES NOT COMPLY AND WILL NEED TO BE REPLACED.