



# TOWNSHIP OF WEST ORANGE

66 MAIN STREET, WEST ORANGE, N.J. 07052

## BUILDING DEPARTMENT

**ROBERT D. PARISI**  
*Mayor*

Tel: (973) 325-4112

Fax: (973) 325-6359

Email: [WOBuilding@westorange.org](mailto:WOBuilding@westorange.org)

**THOMAS TRACEY**  
*Construction Official*

### SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR REQUIREMENTS

N.J.A.C. 5:70-2.3 AND 4.19 (d)

<b>SMOKE DETECTORS:</b>	
	<p><b><u>ONE FAMILY</u></b></p> <p><b>BASEMENT:</b> BOTTOM LEVEL NEAR STAIRS ON CEILING</p> <p><b>FIRST FLOOR:</b> BY STAIRWAY ON CEILING</p> <p><b>SECOND FLOOR:</b> IN HALLWAY OUTSIDE BEDROOM AREA-CEILING. NO FURTHER THAN 10 FEET FROM ANY BEDROOM</p> <p><b>ATTIC:</b> IF THERE IS A PERMANENT STAIRWAY, ONE UNIT TO BE PLACED ON CEILING OF ATTIC</p>
<p>Note: Measurements shown are to the closest edge of the detector.</p>	<p><b><u>TWO FAMILY</u></b></p> <p><b>BASEMENT:</b> SAME AS ABOVE</p> <p><b>EACH APT:</b> IN HALLWAY OUTSIDE BEDROOM AREA-CEILING</p> <p><b>ATTIC:</b> SAME AS ABOVE</p>

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## **CARBON MONOXIDE DETECTOR:**

Outside bedroom area, no further than ten (10) feet from any bedroom, it may be located on the wall, ceiling, or other location as specified in the manufacturer's installation instructions.

## **NEW REGULATIONS 2018:**

1. A Carbon Monoxide Detector is required in the vicinity of any room containing a Fuel Burning Appliance (FBA):
  - a. A Carbon Monoxide Detector shall be in any room, including a bedroom, preferably placed near a hallway or stairwell. Where a Hot Water Heater or Furnace is located on the main floor of a dwelling, a Carbon Monoxide Detector is required in the adjoining room(s).
  - b. A Carbon Monoxide Detector shall be installed in the room(s) of Finished Basements or Cellars adjoining FBAs such as a Hot Water Heater and/or Furnace. No Carbon Monoxide Detector is required in an Unfinished Basement.

## **FIRE EXTINGUISHER:**



At least one portable fire extinguisher shall be installed in all one-family and two-family detached dwellings upon change of occupancy. For purposes of this section, "portable fire extinguisher", shall mean a portable device, carried and operated by hand, containing an extinguishing agent that can be expelled under pressure for the purpose of suppressing or extinguishing fire, and which is:

1. Listed, labeled, charged and operable;
2. No smaller than a 2 ½ lb. or larger than a 10 lb. rated extinguisher;
3. Rated for residential use consisting of an ABC Type;
4. Within ten (10) feet of the kitchen area, unless otherwise permitted by an enforcing agency;
5. Located with the top of the extinguisher not more than (5) five feet (1/53 meters) above the floor);
6. Visible and in a readily accessible spot, free from blocking by furniture, storage, equipment and other items;
7. Near a room exit or travel way that provides an escape route to the exterior;
8. Accompanied by an owner's manual or written information regarding the operation, inspection and maintenance of the extinguisher;
9. Installed so the operation instructions shall be clearly visible.