



**Bureau of Fire Prevention  
Office of the Fire Marshal**

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Captain / Fire Official

**Requirements for Smoke Alarms for One- and Two-Family Residences**

At the time of change of occupancy by way of sale, lease or rent of a residential dwelling, the smoke detectors shall remain in compliance from the time when the house or building was built and/or any renovations and/or additions were permitted. Use the following requirements listed by year built for proper code compliance for inspections.

**Homes built prior to January 1977:** Battery operated smoke detector on each level including the basement. Where there are bedrooms, the detector shall be installed within 10 feet of all bedroom doors. Ten-year sealed battery-powered single station smoke alarms shall be installed where no smoke alarms or detection devices exist or when replacing similar battery-powered single station smoke alarms. However, A/C-powered single or multiple-station smoke alarms installed as part of the original construction or rehabilitation project shall not be replaced with battery-powered smoke alarms.

**Homes built from January 1977 to September 1978:** Smoke detectors must be A/C powered (120 volt hardwired) on sleeping levels. Battery operated smoke detectors on all other levels. Where there are bedrooms, the detector shall be within 10 feet of all bedroom doors.

**Homes built from October 1978 to January 1983:** Smoke detectors must be A/C powered (120 volt hardwired) on sleeping levels and the basement. Where there are bedrooms, the detector shall be within 10 feet of all bedroom doors. Battery operated smoke detectors on all other levels.

**Homes built from February 1983 to July 1984:** Smoke detectors must be A/C powered (120 volt hardwired) on all levels including the basement. Where there are bedrooms, the detector shall be within 10 feet of all bedroom doors.

**Homes built from August 1984 to February 1991:** Smoke detectors must be A/C powered (120 volt hardwired) one on each level including the basement, interconnected\*. Where there are bedrooms, the detector shall be within 10 feet of all bedroom doors.

**Homes built from March 1991 to the Present:** Smoke detectors must be A/C powered (120 volt hardwired) with battery back-up. There shall be one on each level including the basement and inside each bedroom. Where there are bedrooms, the detector shall be within 10 feet of all bedroom doors. Detectors shall be interconnected\*.

**\*(interconnected: The activation of one detector sends a signal to activate all of the detectors in the same residence or dwelling unit)**

Where there is a supervised or monitored system installed where the age of the house or building is built 1977 to the present, the system shall be maintained during change of occupancy. If this system cannot be maintained, a new 120 volt hardwired (and battery backup) smoke detectors shall be installed based on the minimum construction codes in effect at the time of first occupancy. If there is a central or separate alarm notification appliance it shall be heard on all floors of the residence including the bedrooms when the door(s) is (are) closed and the basement.

## Replacement of Smoke Alarms

### **\*\*14.4.7 Replacement of Smoke Alarms in One- and Two-Family Dwellings. NFPA 72-13**

14.4.7.1 Unless otherwise recommended by the manufacturer's published instructions, single- and multiple-station smoke alarms installed in one- and two-family dwellings shall be replaced when they fail to respond to operability tests but shall not remain in service longer than 10 years from the date of manufacture. (SIG-HOU)

14.4.7.2 \* Combination smoke/carbon monoxide alarms shall be replaced when the end-of-life signal activates or 10 years from the date of manufacture, whichever comes first. (SIG-HOU)

\*\*\*8.7.2 Alarms shall be replaced when either the end-of-life signal is activated or the manufacturer's replacement date is reached. Alarms shall also be replaced when they fail to respond to operability tests. NFPA 720-15

## Where to Place Smoke Alarms

**Attic Areas:** Finished attics only. The attic area smoke alarm shall be located near the stairway from floor below

**Bedroom Areas:** The bedroom area smoke alarm shall be located in the bedroom hall within 10 feet of any bedroom door. In units with more than one bedroom area or with bedrooms on more than one floor, a smoke alarm is required within 10 feet of each bedroom

**Living Area/First Floor:** The living area smoke alarm shall be located in the living room or near the stairway leading to the upper level. The smoke alarm shall not be located in the stairway

**Basement Area:** The basement smoke alarm shall be installed in the basement within 10 feet of the Stairway opening. The smoke alarm shall not be located in the stairway. If installed on an open joist ceiling, the smoke alarm shall be mounted to the bottom of the joists.

Smoke alarms shall be mounted on the ceiling at least 4 inches from the wall or on the wall with the top of the smoke alarm not less than 4 inches or more than 12 inches below the ceiling at its highest point.

Smoke alarms must be mounted per manufacturer instructions and using the proper mounting hardware included. The use of nails, thumbtacks, tape, or Velcro is **not** acceptable

*The New Jersey State Uniform Safety Act, N.J.S.A 52:198.1 states: A Structure used or intended to be used for residential purposes by not more than two households, shall have a smoke-sensitive alarm device on each level of the structure and outside each separate sleeping area in the immediate vicinity of the bedrooms and located on or near the ceiling in accordance with the National Fire Protection Association standard No. 74-1984. The smoke sensitive device shall be tested and listed by Underwriters Laboratories (UL) or other independent product certification agency recognized by the Division of Fire Safety.*

## Where NOT to Place Smoke Alarms

**Kitchens, Bathrooms, and Near Furnaces:** Could cause nuisance alarms due to steam, cooking, and dust

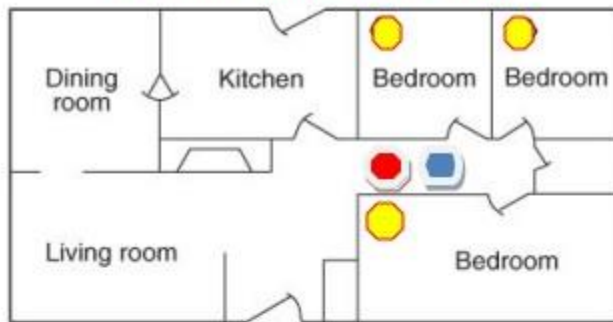
**HVAC Ducts and Ceiling Fans:** Placing smoke alarms in these areas could cause them not to operate properly due to the smoke not reaching the smoke alarm. Three feet clearance from the tip of the fan blade or HVAC vent is required

## Placement of Carbon Monoxide Alarms for One- and Two-Family Residences

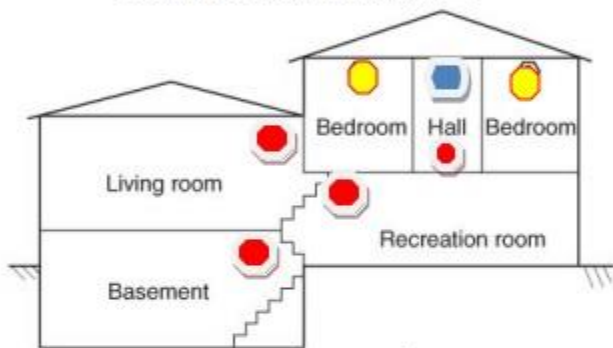
Carbon Monoxide Alarms shall be mounted in every separate sleeping area as per manufacturer specifications and NFPA 720. Carbon monoxide alarms shall be located in the hall or immediate vicinity outside of the bedrooms.

Carbon monoxide alarms shall not exceed 10 feet from any bedroom. In the event that the detector exceeds 10 feet from a bedroom, a second carbon monoxide alarm would be required.

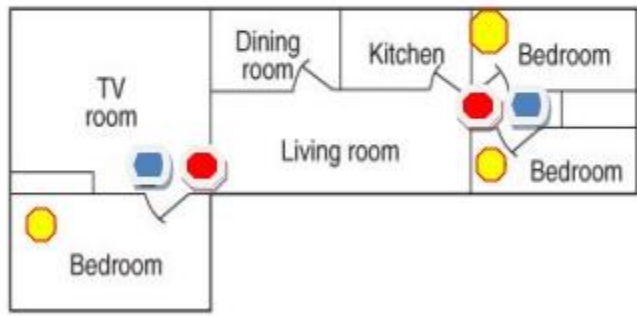
**Sample Floor Plan**  
**Detector and Alarm locations**






Detectors required on every level



Detectors required on every level



-  Required Smoke Detector all levels of home
-  Required Carbon Monoxide Alarm within 10' of each sleeping room
-  Code Required Smoke Detector for all New Construction **AFTER** May 1, 1993 **and** is recommended for all others

## **Placement of Fire Extinguishers for One- and Two-Family Residences**

*As of February 2025, due to a change in the New Jersey Uniform Fire Code, a fire extinguisher is no longer required in residential properties when obtaining a Certificate of Smoke and Carbon Monoxide Alarm for a change of ownership or tenancy. Please contact our office with any questions.*

### **Secondary Power Source Identification Label**

A structure used or intended for use for residential purposes by one- or two-family households must have a label installed within 18 inches of the main electrical panel and electrical meter warning of the dangers associated with secondary power sources.

A secondary power source may include permanently installed internal combustion generators, solar panels, battery storage systems, or any other supplemental source of energy to the primary power supply.

The label must be marked with the wording similar to “CAUTION: MULTIPLE SOURCES OF POWER” and may not be hand written. A label compliant with ANSI Z535.4 will meet the requirements of this law.

These requirements already apply to new installations of secondary power sources and have been added to the Uniform Fire Safety Act to provide the same level of protection to our firefighters in existing installations. Labels that meet the requirements are generally available at minimal cost.



*\*Example label only\**

To apply for a Smoke Detector & Carbon Monoxide Alarm inspection, scan the code below:



Or visit [www.runnemedenj.org/public-safety/fire-prevention](http://www.runnemedenj.org/public-safety/fire-prevention)