

## **TOWNSHIP OF HARDYSTON**

Municipal Building  
149 Wheatsworth Road, Suite A  
Hardyston, NJ 07419

### **DETAILED REGULATIONS FOR SMOKE DETECTOR, CARBON MONOXIDE ALARM & FIRE EXTINGUISHERS**

Before renting or closing the sale of a home, townhouse or condo located in the Township of Hardyston, New Jersey, a **Certificate of Smoke Detector, Carbon Monoxide Alarm & Fire Extinguisher Compliance** must be issued by the Fire Inspector of the Township of Hardyston.

The following is required before a certificate is issued:

- **All smoke detectors must be in proper working order.**
- **One smoke detector on each level, including basement (excluding crawl space and unfinished attic).**
- **Smoke detector should be in hall outside bedrooms or in bedrooms.**
- **If bedrooms are more than 25 feet apart, two smoke detectors are needed.**
- **Smoke detectors can be either hard wired or battery operated.**
- **Carbon monoxide (CO) alarm must be in accordance with UL-2034.**
- **CO alarm must be installed in the immediate vicinity of sleeping areas per NFPA-720.**

By authority of N.J.A.C. 5:70-4.19.

Applications for smoke detector and carbon monoxide alarm inspections can be obtained at the Township of Hardyston Municipal Building. Inspection fee is \$35.00 – More than 10 business days prior to closing; \$70.00 for 4-10 business days prior to closing; and \$125.00 for less than 4 business days prior to closing.

### **FIRE EXTINGUISHER REGULATIONS**

New fire extinguishers are not required to be serviced and tagged, as long as the seller or agent can provide proof of purchase or receipt.

The following is required before a certificate is issued:

- **At least one portable fire extinguisher shall be installed in all one and two-family dwellings (except seasonal rental units) upon change of occupancy;**
- **The extinguisher shall be listed, labeled, charged and operable;**

- **The extinguisher must be rated for residential use consisting of an A:B:C: type;**
- **Gross weight should be 5 or 6lbs but no larger than 10 pounds**
- **Must be mounted within 10 feet of the kitchen unless otherwise permitted.**
- **The hangers or brackets supplied by the manufacturer must be used;**
- **The top of the extinguisher must not be more than 5 feet above the floor;**
- **The extinguisher must be visible and in a readily accessible location, free from being blocked by furniture, storage or other items;**
- **The extinguisher must be near a room exit or travel path that provides an escape route to the exterior;**
- **The extinguisher must be accompanied by an owner's manual or written information regarding the operation, inspection, and maintenance of the extinguisher; and**
- **Lastly, the extinguisher must be installed with the operating instructions clearly visible.**

The Legislature amended and enacted P.L. 1991, c. 92 (C.52:27D-198.1) requiring that all one and two-family dwellings at a change of occupancy be provided with a portable fire extinguisher, in addition to the requirements for smoke and carbon monoxide detectors. This provision does not apply to seasonal rental units. This act was signed into law on April 14, 2005 with an effective date of November 1, 2005.

If you have any questions, please call the Municipal Building at 973-823-7020 Ext 9402.

William E. Walsh  
Fire Official