



# TOWNSHIP OF MAHWAH FIRE PREVENTION BUREAU

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## MAHWAH FIRE PREVENTION SMOKE INSPECTION PACKET

(PLEASE READ CAREFULLY)

## INSPECTION PROCEDURES

The following procedures are in place for obtaining a Certificate of Smoke Alarm, Carbon Monoxide Alarm and Fire Extinguisher Compliance. These procedures are subject to change.

**\*\*\*\* NEW FOR ALL PROPERTIES: ALL HARDWIRED SMOKE DETECTORS (COMBO OR NOT) ARE TO BE REPLACED WITH THE NEW HARDWIRED 10-YEAR SEALED BATTERY BACKUP DEVICES \*\*\*\***

**\*\*\*\* ALL CARBON MONOXIDE DETECTORS (PLUG-IN OR BATTERY ONLY) ARE TO BE REPLACED WITH THE 10-YEAR SEALED BATTERY DEVICES \*\*\*\***

**\*\*\*\* ALL LOW VOLTAGE FIRE ALARM SYSTEMS ARE REQUIRED BY CODE TO BE MONITORED AND MAINTAINED AT ALL TIMES, EVEN IN THE TRANSITION OF THE SALE OR RENTAL OF ANY PROPERTY \*\*\*\***

**As of July 1, 2022**, picture and email inspections have ended. The affidavit application will still be used as the application, but does not need to be notarized and an appointment will be needed going forward.

- All occupied homes, the Application and Certification for Certificate of Smoke Alarm, Carbon Monoxide Alarm, and Fire Extinguisher Compliance shall be completed.
- A fee of \$90 shall accompany the application.
- A Copy of the receipt showing the fire proper rated 2A-10B:C rated fire extinguisher was purchased and is less than 1 year old. An invoice showing the extinguisher was certified and tested by a NJ Division of Fire Safety licensed contractor is also acceptable. Any extinguisher older than one year must be tested and tagged within the current year.
- For low voltage systems, a copy of the alarm report is required and should be included with the affidavit when returned to us for certification, prior to the on-site inspection.

For additional information, check out our FAQ's at our township website and FAQ section located below:

<https://www.mahwahtwp.org/157/Fire-Prevention>

<https://www.mahwahtwp.org/402/FAQs>

TOWNSHIP OF MAHWAH  
PO BOX 733  
475 CORPORATE DRIVE  
MAHWAH, NJ 07430

APPLICATION AND  
CERTIFICATION IN LIEU OF  
INSPECTION FOR CERTIFICATE  
OF SMOKE DETECTOR AND CARBON  
MONOXIDE ALARM AND PORTABLE FIRE  
EXTINGUISHER COMPLIANCE



Dwelling Location: Block: \_\_\_\_\_ Lot: \_\_\_\_\_  
(not mailing address)

Address: \_\_\_\_\_

Municipality: \_\_\_\_\_ County: \_\_\_\_\_

\*NOTE: ALL BOXES MUST BE CHECKD IN ORDER FOR CERTIFICATION TO BE VALID

- Smoke detector on each level of the dwelling, including basements, excluding attic or crawl space; and
- Smoke detector and carbon monoxide alarm outside each separate sleeping area; and within 10 feet of bedrooms
- All smoke and carbon monoxide detectors are in working order and how many \_\_\_\_\_.
- Fire extinguisher is the correct size, is properly mounted, and is located within 10 feet of the kitchen

This is a \_\_\_\_\_ story dwelling  with  without a basement.

An inspection shall be conducted by the owner or an authorized representative of the owner. The smoke detectors required above shall be located in accordance with NFPA-72; the carbon monoxide alarm(s) installed per NFPA-720. The detectors are not required to be interconnected. Battery powered detectors and alarms are acceptable. Note: AC powered and/or interconnected alarms and smoke detectors installed in homes constructed after January, 1977 shall be maintained in working order. The fire extinguisher is installed per P.L. 2005, c.71 (N.J.S.A. S2:27D-198.l et seq). See diagrams on the back of this application for further information regarding installation.

Please mail certificate to: \_\_\_\_\_ Phone#: \_\_\_\_\_

\_\_\_\_\_ Email: \_\_\_\_\_

\_\_\_\_\_ Zip: \_\_\_\_\_

Contact person: \_\_\_\_\_ Phone#: \_\_\_\_\_ Closing Date: \_\_\_\_\_

I do hereby certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I will be subject to penalty.

Sworn and subscribed to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
Notary Signature

\_\_\_\_\_  
Applicant Signature

**NOTARY NOT REQUIRED**

\_\_\_\_\_  
Printed Name

Note: A check for \$90.00 made payable to "Township of Mahwah" must accompany this form. Once issued, a Certificate is not transferable, nor is a fee refundable. If the change of occupant does not occur within 6 months, a new application shall be required.

FOR OFFICE USE ONLY IN-PERSON INPECTION ONLY - DATE \_\_\_\_\_ TIME \_\_\_\_\_

Team#: \_\_\_\_\_ Municipal Code: \_\_\_\_\_ Log Number: \_\_\_\_\_ Check Number: \_\_\_\_\_

### WHERE TO LOCATE DETECTORS:

Detectors are to be located on every level of a residence, (basement, first floor, second floor) excluding crawl spaces and unfinished attics, and in every separate sleeping area, between sleeping areas and living areas such as the kitchen, garage, basement or utility room. In homes with only one sleeping area on one floor, a detector is to be placed in the hallway outside each sleeping areas as shown in Figure 1. In single floor homes with two separate sleeping areas, two detectors are required, outside each sleeping areas as shown in Figure 2. In multi-level homes, detectors are to be located outside sleeping areas and at every finished level of the home as shown in Figure 3. Basement level detectors are to be located in close proximity to the bottom of basement stairwells as shown in Figure 4.

### WHERE NOT TO LOCATE DETECTORS:

To avoid false alarms and/or improper operation, avoid installation of smoke detectors in the following areas:

Kitchens-smoke from cooking may cause nuisance alarm.

Bathrooms -excessive steam from a shower may cause a nuisance alarm.

Near forced air ducts-used for heating or air conditioning-air movement may prevent smoke from reaching detector.

Near furnaces of any type-air and dust movement and normal combustion products may cause a nuisance alarm.

The 4 inch "Dead Air" space where the ceiling meets the wall, as shown in Figure 5.

The peak of an "A" frame type of ceiling-"Dead Air" at the top may prevent smoke from reaching detector.

### FURTHER INFORMATION ON DETECTOR PLACEMENT:

For further information about detector placement consult the National Protection Association's Standard No. 74-1984, titled "Household Fire Warning Equipment." This publication may be obtained by writing to the Publication Sales Department, National Fire Protection Association, Batterymarch Park, Quincy, MA. 02269.

**CARBON MONOXIDE ALARMS** are to be located in every separate sleeping area per NFPA 720 and manufacturer's recommendations.

### WHERE TO LOCATE FIRE EXTINGUISHER:

Within 10 feet of the kitchen and located in the exit or travel path; and is visible and in a readily accessible location. The top of the fire extinguisher is not more than 5 feet above the floor and is mounted using manufactures hanger or brackets. Minimum size of 2A:10B:C and weigh no more than 10 pounds, is accompanied with the owners manual or with the proper written instructions. The extinguisher is listed, labeled, charged and operable. The extinguisher must have been serviced and tagged by a contractor certified by the New Jersey Division of Fire Safety within the past 12 months or seller must provide a recent proof of purchasing receipt.



**RED= SMOKE DETECTOR ON EACH LEVEL WITHIN 10 FEET OF THE BEDROOM**

**BLUE = CO DETECTOR OUTSIDE THE SLEEPING AREA IN THE SAME LOCATION AS THE SMOKE DETECTOR**

**HARDWIRED DETECTORS MUST BE REPLACED WITH SAME. YOU CANNOT SUBSTITUTE A BATTERY ONLY DETECTOR FOR A HARDWIRED/ELECTRIC DETECTOR THAT WAS ORIGINALLY INSTALLED DURING CONSTRUCTION. ALL DETECTORS MUST BE LESS THAN 10 YEARS OLD**

**IF THE HOME WAS BUILT PRIOR TO 1977 WITHOUT HARDWIRED DETECTORS, 10-YEAR BATTERY SMOKE DETECTORS MUST BE INSTALLED ON EACH LEVEL AND IN THE SAME LOCATIONS AS MENTIONED.**

**SMOKE AND CO COMBINATION DETECTORS CAN BE USED IN ALL CONFIGURATIONS**

**IF YOU HAVE A CENTRAL OR LOW VOLTAGE SYSTEM, AN ALARM TEST OF THE SYSTEM WILL BE NEEDED TO PASS AND SYSTEM MONITORING NEEDS TO BE MAINTAINED FOR THE TEST. IF MONITORING WAS CANCELLED, IT MUST BE RE-ESTABLISHED TO HAVE A TEST PERFORMED.**

# TOWNSHIP OF MAHWAH FIRE PREVENTION

## CARBON MONOXIDE ALARMS – WHAT YOU NEED TO KNOW

Carbon Monoxide Alarms should be installed with 10 feet of any sleeping areas so they will be audible in each bedroom. Multiple Carbon Monoxide Alarms may be necessary to accomplish this requirement. The use of a combination Smoke and CO detector are allowed to fulfill the requirement.

Carbon Monoxide Alarms may be battery type, AC plug-in type and shall be listed and labeled in accordance with UL-2034 and installed in accordance with NFPA-720

## SMOKE DETECTORS – WHAT YOU NEED TO KNOW

**ANY DETECTOR THAT IS OLDER THAN 10 YEARS MUST BE REPLACED UNDER THIS REQUIREMENT AND IN ACCORDANCE WITH NFPA-72 (14.4.5.4.1 AND 14.4.5.5)**

Smoke detector requirements vary because of code changes adopted over the past years. At a minimum, homes that were not altered or made larger and built prior to January 1977 require battery detectors to be installed. One on each level and outside of each sleeping area usually with 10 feet of any bedroom doors. The use of a combination Smoke and CO detector is allowed to fulfill the requirements.

**AS OF JANUARY 1, 2019, 10-YEAR SEALED BATTERY ONLY POWERED ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/UL 217 AND ALL BATTERY-OPERATED SMOKE DETECTORS THAT USE REMOVABLE BATTERIES MUST BE REPLACED WITH THE SEALED BATTERY DEVICE REQUIREMENT MENTIONED ABOVE**

Any building constructed after January 1977 needs to meet the requirements of the code at the time the building was constructed. If the code only required hard wired smoke detectors on one or two floors, hardwired detectors need to be installed on each floor. 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 ONLY** powered smoke alarms (Hardwired stay HW'd).



**ALL INSTALLED SYSTEMS MUST BE MAINTAINED AT ALL TIMES (IFC 907.1.11.2)**

## LOW VOLTAGE FIRE ALARM SYSTEMS – WHAT YOU NEED TO KNOW

All Low Voltage Fire Alarm systems that are monitored by a central notification station must be maintained in accordance with NFPA-72 and the homeowner must provide a system test report at the time of inspection. Failure to maintain monitoring and provide a system test report that shows no deficiencies will be cause for failure and a re-inspection will be needed.

## FIRE EXTINGUISHERS

The requirements for extinguisher type and placement are as follows (N.J.A.C 5:70-4.19(e)):

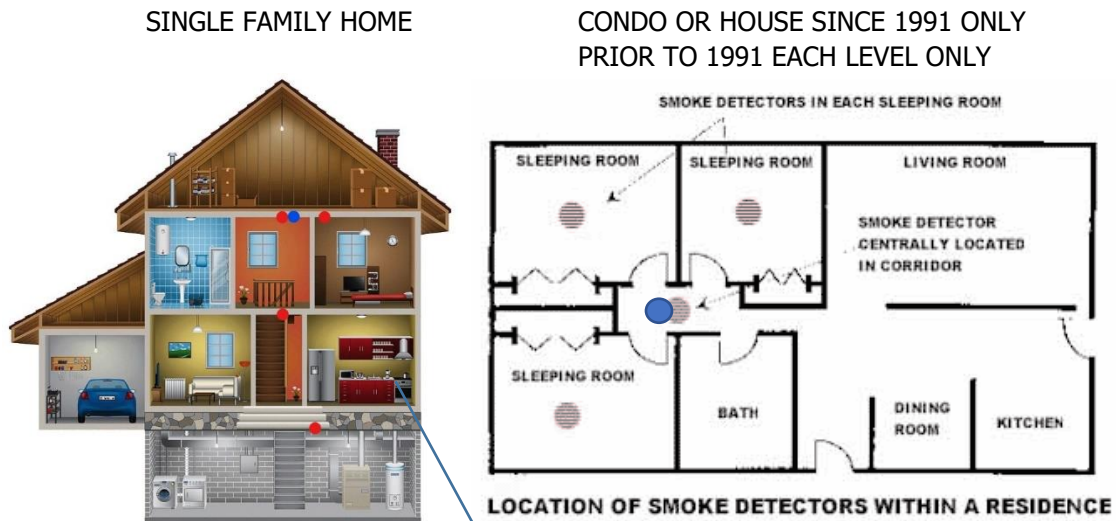
1. At least one portable fire extinguisher shall be installed in all one- and two-family dwellings upon change of occupancy.
2. The extinguisher shall be listed, labeled, charged and operable.
3. The size shall be no smaller than **2A-10B:C**, rated for residential use and weighs no more than 10lbs.



4. The hangers or brackets supplied by the manufacturer must be used.
5. The extinguisher must be within 10 feet of the kitchen and located in the path of egress.
6. The top of the extinguisher must be no more than 5 feet above the floor.
7. The extinguisher must be readily accessible location and not obstructed from view.
8. The owner's manual or written information regarding the operation shall be provided during the inspection
9. The extinguisher shall be serviced and tagged within the past 12 months or the seller must have a receipt for a recently purchased extinguisher.



Depending on the year the structure was built, locations vary, some have just hallway or corridor detectors and others have them hardwired in the bedroom along with the other locations. If they are multi-level, you should have one on every level in the locations noted below.



**ALL DETECTORS MUST BE LESS THAN 10 YEARS OLD**

**RED= SMOKE DETECTOR ON EACH LEVEL WITHIN 10 FEET OF THE BEDROOM**

**BLUE = CO DETECTOR OUTSIDE THE SLEEPING AREA(S) IN THE SAME LOCATION AS THE SMOKE DETECTOR ON THE WALL OR CEILING**

**HARDWIRED DETECTORS MUST BE REPLACED WITH SAME. YOU CANNOT SUBSTITUTE A BATTERY ONLY DETECTOR FOR A HARDWIRED/ELECTRIC DETECTOR IF THE STRUCTURE WAS BUILT WITH IT.**

**IF THE HOME WAS BUILT PRIOR TO 1977 WITHOUT HARDWIRED DETECTORS, 10-YEAR BATTERY SMOKE DETECTORS MUST BE INSTALLED ON EACH LEVEL AND IN THE SAME LOCATIONS AS MENTIONED.**

**SMOKE AND CO COMBINATION DETECTORS CAN BE USED IN ALL CONFIGURATIONS.**

**IN SOME INSTANCES, THE KITCHEN IS NEAR A BEDROOM, A PHOTOELECTRIC TYPE OF DETECTOR SHOULD BE INSTALLED AT LEAST 10 FEET FROM THE STOVE.**

**IF YOU HAVE A CENTRAL OR LOW VOLTAGE SYSTEM, AN ALARM TEST OF THE SYSTEM WILL BE NEEDED TO PASS AND SYSTEM MONITORING NEEDS TO BE MAINTAINED. IF MONITORING WAS CANCELLED, IT MUST BE RE-ESTABLISHED TO HAVE A TEST PERFORMED.**