

**TOWNSHIP OF HARDYSTON
BOROUGH OF HAMBURG**

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:

- **SMOKE DETECTORS MUST BE LESS THAN 10 YEARS OLD.**
- **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 \$45.00 – More than 10 business days prior to closing; \$90.00 for 4-10 business days prior to closing; and \$161.00 for less than 4 business days prior to closing.

*****IF THE INSPECTION FAILS, A NEW INSPECTION FORM MUST BE COMPLETED AND A NEW FEE IN THE SAME AMOUNT OF THE ORIGINAL FEE WILL BE CHARGED*****

INSPECTIONS ARE GOOD FOR 90 DAYS

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), townhouse, condo or rentals 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 at least 2 ½ lbs 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)

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

Revised: November 2017

**TOWNSHIP OF HARDYSTON
BOROUGH OF HAMBURG**

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

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

1. One smoke detector on each level within 20 feet of all bedrooms or in each bedroom – must be mounted on the ceiling. **SMOKE DETECTORS MUST BE LESS THAN 10 YEARS OLD.**
2. Carbon Monoxide Detector on each level with bedrooms within 20 feet of said bedrooms – All systems shall be installed in accordance with the manufacturer's published installation instructions and applicable codes and standards.
3. Fire Extinguisher –
 - Must be mounted within 10 feet of the kitchen
 - Must be a 5lb or 6lb size but no more than 10lbs
 - Must be ABC multi-purpose type
 - Must have a rating of at least 2:A 10:BC minimum
 - Must be mounted accordingly – top no more than 5 feet from floor

NOTE: All equipment can be purchased at local hardware stores.

NOTE:

For further explanation see Detailed Smoke Detector/Carbon Monoxide/Fire Extinguisher regulations or contact Hardyston Township Fire Prevention Bureau at (973) 823-7020 Ext. 9402.

Revised: November 2017