

NEW CHANGES 8-1-15

**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:

**A LADDER MUST BE PROVIDED BY THE SELLER FOR THE
INSPECTORS USE AT TIME OF INSPECTION.**

- All smoke detectors must be in proper working order and less than 10 years old. Per NFPA-72:29.7.8.2.5(5)(b).
 - 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.

 - Carbon Monoxide 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. Per NFPA-720:8.7.2.

 - 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.

*****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 (mounted) 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 August 2015