

**DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF FIRE SAFETY
MEMORANDUM**

DATE: November 15, 2005

SUBJECT: Requirements for fire extinguishers at time of home resale/rental

Beginning November 1, 2005 legislation requires that fire extinguishers are to be provided at change of occupancy (resale/rental) for R-# and R-4, one- and two-family dwellings in addition to the requirements for smoke and carbon monoxide detectors.

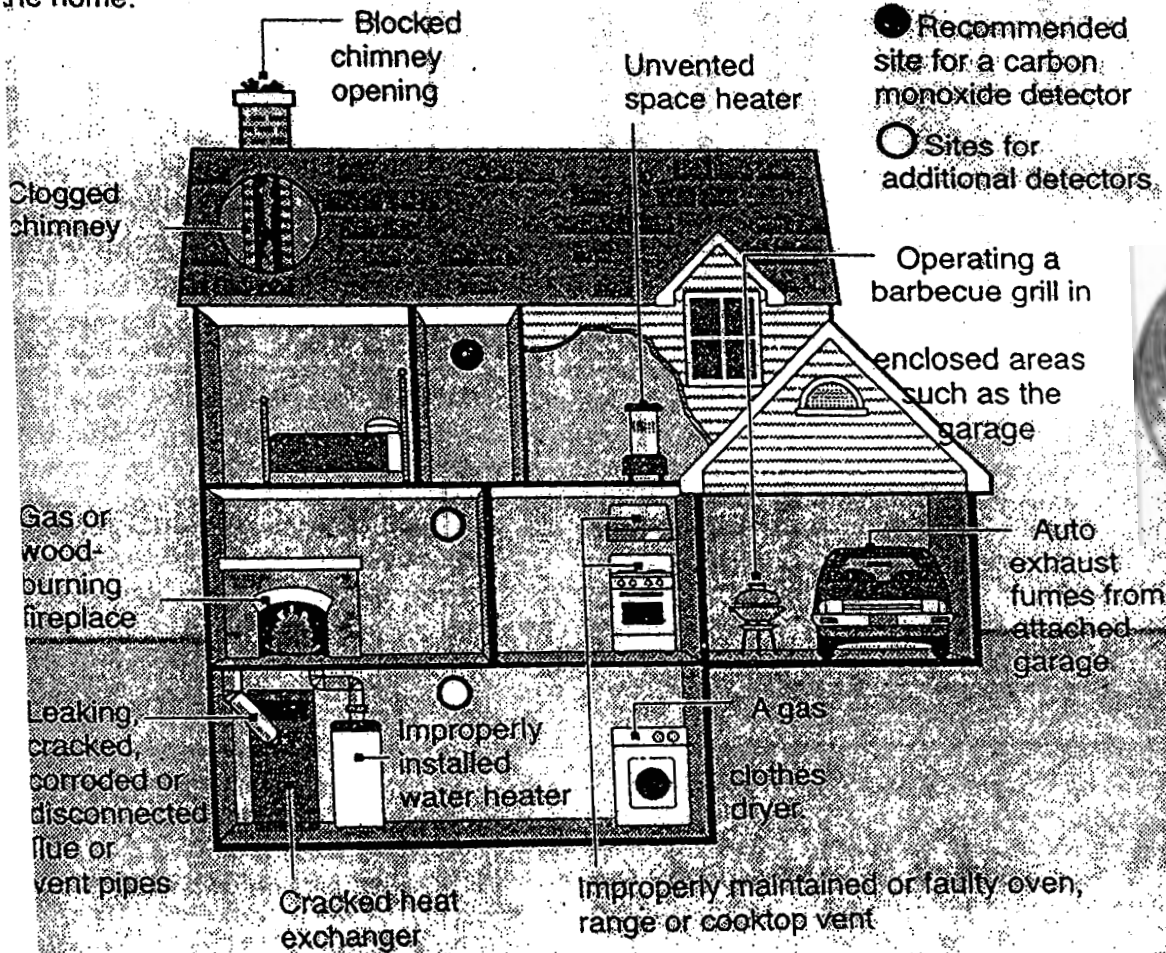
New fire extinguishers are not required to be serviced and tagged by a company certified by the Division of Fire Safety. However, proof of purchase or receipt must be provided.

The requirements for the type and placement of extinguishers are as follows:

1. At least one portable fire extinguisher shall be installed in all one- and two-family detached dwellings upon change of occupancy (except seasonal rental units);
 2. The extinguisher shall be 2A:10B:C, rated for residential use, listed, labeled, charged and operable;
 3. The size shall be no smaller than 5 lbs. and no larger than 10 lbs.;
 4. Must use hangers, or brackets supplied by the manufacturer;
 5. Must be located within ten feet of the kitchen;
 6. The top of the extinguisher must not be more than five feet above the floor;
 7. Must be visible and in a readily accessible location, free from being blocked by furniture, storage, equipment and other items;
 8. Must be near a room exit or travel path that provides an escape route to the exterior;
 9. Must be accompanied by an owner's manual or written information regarding the operation, inspection and maintenance of the extinguisher;
and
 10. Must be installed with operating instructions clearly visible.
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Protecting yourself from the silent killer

Have a professional regularly check the home's flues, vents, chimneys and fuel-burning appliances to make sure they work properly. Also have the venting system checked for leaking duct work. Potential sources of carbon monoxide in the home:



■ A home carbon monoxide detector sounds an alarm before healthy adults begin to experience symptoms of carbon monoxide poisoning.



■ An estimated 1,500 people die and another 10,000 seek medical attention annually due to exposure to carbon monoxide, according to the Journal of the American Medical Association.

Gannett News

Where and How Should I Install My Smoke Detectors?

To install most smoke detectors, all you need is a screwdriver and a drill.

Most smoke detectors operate either on batteries or household current. A detector that plugs into a wall outlet must have a restraining device so that the plug cannot accidentally be pulled from the wall. Detectors can also be hard-wired into the electrical system. But never hard-wire a detector to a circuit that can be turned off at a wall switch.

Because smoke rises, each detector should be mounted high on a wall or on the ceiling to detect traces of smoke. For a wall-mounted unit, the top of the detector should be 4 to 12 inches from the ceiling. A ceiling mounted detector should be placed at least 4 inches from any wall. In a room with a high pitched ceiling, mount the detector on or near the ceiling's highest point.

Most home fires start in living areas — the den, family room or living room. On a floor with no bedrooms, install the required detector in or near the living area. If a stairway leads to an upper story, install the detector in the path where smoke would travel up the stairs.

Don't install a detector near a window, door or air register where drafts could impair the detector operation.

Locate a basement smoke detector close to the stairway leading to the floor above. But don't install the detector at the top of the basement stairs: dead air space near the door may prevent smoke from reaching the detector.

Smoke detectors — big protection for a small price!