



**MONTGOMERY TOWNSHIP
BUREAU OF FIRE PREVENTION**

SAVING LIVES

AND

PROTECTING PROPERTY

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Montgomery Township
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ATTENTION: FAILURE TO READ GUIDELINES MAY RESULT IN A FAILED INSPECTION.

ALL RE-INSPECTIONS HAVE A FEE OF \$50.00.

GUIDELINES

CERTIFICATE OF SMOKE ALARM, CARBON MONOXIDE ALARM & PORTABLE FIRE EXTINGUISHER COMPLIANCE FOR (CSACMAPFEC) 1 & 2 FAMILY DWELLINGS

I. The Montgomery Township Bureau of Fire Prevention conducts inspections on Tuesdays and Thursdays from 8:30 a.m.-11:30 a.m. & 12:30 p.m. to 3:00 p.m. Unfortunately, our office cannot provide a narrower time frame for these inspections. The Bureau requires a minimum of two (2) weeks' notice from the time we receive the application and fee. The Fee Schedule can be reviewed on the application. Re-inspections during busier times of the year may pose a challenge when trying to schedule a re-inspection with adequate time prior to the property's closing and/or change of occupancy. Ensure that the inspection passes on the initial inspection by carefully reviewing the guidelines and ask any questions if you or your agents are uncertain about the regulations.

II. SMOKE ALARM/DETECTOR REQUIREMENTS:

1. Test and clean your smoke alarms/detectors prior to the inspection date.
2. Review tables(A & B) below to ensure your smoke alarms/detectors meet the minimum requirements
3. If your alarm is past its replacement date from the manufacture or older than 10 years; replace the alarm (Smoke alarms have an end of life or replacement date; smoke alarms shall be replaced after 10 years)

TABLE A

THERE ARE DIFFERENT TYPES OF SMOKE ALARMS AND DETECTORS (REVIEW LIST BELOW)

1. ***BATTERY OPERATED SMOKE ALARMS:** (STARTING JANUARY 1ST 2019 ALARMS MUST BE A 10 YEAR SEALED BATTERY TYPE)
2. **ELECTRIC SMOKE ALARMS:** (If the unit contains no battery backup it may be outdated and needs to be replaced)
3. **ELECTRIC SMOKE ALARMS WITH INTERCONNECTION:** (If the unit contains no battery backup it may be outdated and needs to be replaced)
4. **ELECTRIC SMOKE ALARMS WITH INTERCONNECTION & BATTERY BACKUP**
5. ****LOW VOLTAGE SMOKE DETECTOR(S):** AS PART OF AN ALARM SYSTEM (If this is your primary alarm system that was installed meeting minimum requirements of the UCC; it must be inspected, tested, and maintained by a certified contractor with a current report identifying the system is in compliance with NFPA 72.)

The type and location of smoke alarms/detectors required for (CSACMAPFEC) will depend on the type of smoke alarms/detectors that were required at the time of the original construction. **Replacing electric smoke alarms with battery-operated smoke alarms is prohibited.**

Defective interconnected smoke alarms must be replaced with compatible alarms or all interconnected alarms must be replaced to meet the requirements of (CSACMAPFEC). All smoke alarms and detectors (units' part of alarm systems) must communicate properly with each unit or system.

TABLE B

HOUSES BUILT/RENOVATED	MINIMUM REQUIREMENTS FOR (CSACMAPFEC)
PRIOR TO JANUARY 1977	Battery operated smoke alarms on all levels. 10 year sealed battery smoke alarm required.
JANUARY 1977-SEPTEMBER 1978	Electric smoke alarms on sleeping levels. 10 Year Sealed Battery operated smoke alarms on all other levels
OCTOBER 1978-JANUARY 1983	Electric smoke alarms on sleeping & basement level. 10 year Sealed Battery operated smoke alarms on all other levels.
FEBRUARY 1983-JULY 1984	Electric smoke alarms on all levels.
AUGUST 1984-FEBRUARY 1991	Electric smoke alarms on all levels. All alarms must be interconnected.
MARCH 1991- FEBRUARY 2016	Electric smoke alarms on all levels & inside each sleeping area. All smoke alarms must be interconnected and have battery backup.
MARCH 2016 - PRESENT	All smoke alarms must be electric, interconnected and have battery backup inside all sleeping areas and on every level. Note: Carbon monoxide alarms shall be connected to the building power (Combination alarms are approved)

A SMOKE ALARM/DETECTOR IS REQUIRED ON EVERY BUILDING LEVEL.

EXCEPTION: Split levels where you may omit a half-level, but not two adjacent half levels, and not if there is an intervening door between the levels. The lowest level and all levels with bedrooms must have smoke alarms.

- The smoke alarm installed on the basement level and all levels without a sleeping area must be located in close proximity to the stairway leading to the floor above.
- Sleeping level smoke alarms/detectors shall be located in close proximity to the sleeping rooms.
- Smoke alarms/detectors shall be properly mounted and secured to the ceiling or wall. Smoke alarm/detector base shall be flush with the ceiling or wall.
- All smoke alarms must be UL listed. DO NOT INSTALL NON UL LISTED DEVICES.
- Common area hallways and stairways in two-family houses must have smoke alarms at each landing.

LOCATIONS WHERE SMOKE ALARMS/DETECTORS ARE NOT PERMITTED:

- Within 5 feet of a kitchen (cooking vapors)
- Within 3 feet of an attic fan or the tip of the ceiling fan blades.
- Within 3 feet of the door leading to a bathroom containing a tub or shower (steam)

Exception: Photoelectric type smoke alarms may be within 3 feet of a bathroom.

- Within 3 feet of an air vent (supply or air flow) Within 1 foot of a light fixture
- Mounted on the wall not more than 12 inches from the adjoining ceiling.
- Smoke alarms/detectors are not permitted to be painted.

****Montgomery Township Fire Prevention will not test fire alarm systems. Many of these systems do not meet the CSACMAPFEC requirements. Provide an approved inspection report from a contractor that the system and its components are fully operational.**

III. CARBON MONOXIDE (CO) ALARM REQUIREMENTS

- Carbon monoxide alarms are required on the sleeping level(s) of all 1 & 2 family dwellings.
- Carbon monoxide alarms shall be in the immediate vicinity of all sleeping areas (**within 10 feet outside of every sleeping area.**)
- Carbon monoxide alarms may be battery, hardwired, or the plug in type. (*Homes built prior to March 2016.*)
- If a combination smoke alarm/carbon monoxide alarm is installed, the placement of the alarm must meet the requirements for both smoke and carbon monoxide alarms.
- If your alarm is past its replacement or end of life date from the manufacture; replace the alarm (carbon monoxide alarms end of life dates vary from 5-10 years)
- Carbon monoxide alarms shall be listed and labeled in accordance with UL-2034 and shall be installed accordance with NFPA-720.
- Important Note:** Some alarms are sold that are not UL Listed. Be sure that you are purchasing/using a listed device.

IV. PORTABLE FIRE EXTINGUISHER REQUIREMENTS

A PORTABLE FIRE EXTINGUISHER SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:

- The extinguisher shall be within 10 feet of the kitchen and located in the path of egress; (A door that leads to a garage that only has rolling doors is not considered an exit)
- The extinguisher shall be readily accessible and not obstructed from view (**Do not** install in closets, pantries, garage, laundry rooms or separate rooms or spaces with a closing door;
- The extinguisher shall be mounted using the manufacturer's hanging bracket so the operating instructions are clearly visible;
- The extinguisher shall be an approved listed and labeled type with a minimum rating of 2A-10B:C and no more than 10 pounds; (**1A-10B:C Type Fire Extinguishers are prohibited**)
- The owner's manual or written operation instructions shall be provided during the inspection and left for the new occupant;
- The extinguisher shall be serviced and tagged by a certified Division of Fire Safety contractor within the past 12 months or the seller must have a receipt for a recently purchased extinguisher. (*Fire extinguisher(s) shall have a current date on the fire extinguisher or tagged and certified*) The top of the extinguisher shall not be more than five feet above the floor and no lower than 4 inches from the bottom of the unit to the floor.

NOTE: IF A HOME HAS MORE THAN ONE KITCHEN OR COOKING AREA, ADDITIONAL FIRE EXTINGUISHERS ARE REQUIRED.

*****ATTENTION*****

V. All smoke alarms/detectors, carbon monoxide alarms, and portable fire extinguishers **MUST** be installed in their proper locations prior to the inspection. Failure to do so will result in a failed inspection. Smoke alarms that are older than 10 years will not be compliant with the manufacturers mandated replacement date or end of life date. If the smoke alarm/detector is older than 10 years replace it with a new alarm. In all other cases NFPA 72 requires alarms over ten (10) years to be replaced.

VI. Carbon monoxide alarms only function properly for 5-7 years (some alarms are 10 years). Check with the manufacturer's instructions or review the back of the alarm or detector for a replacement or end of life date. Any alarm or device that is past its manufacturer's required replacement date will result in a failed inspection.

VII. * Starting January 1st of 2019 all smoke alarms of the battery operated type shall have a 10-year sealed battery. This should not be confused with the age of smoke alarms pertaining to their replacement date after 10 years, which is effective immediately. Smoke alarms that are battery operated shall have a 10 year sealed battery. This will be seen commonly in structures built 1977 and prior. Failure to have a 10 year sealed battery type will result in a failed inspection. A few homes built in the late 1970s and early 1980s, which were built without a smoke alarm on the non-sleeping levels require a 10 year sealed battery operated smoke alarm.

VIII. **Dwellings built with Low Voltage Smoke Detector(s) as part of an Alarm System: If this is your primary alarm system that was installed meeting minimum requirements of the UCC; it must be inspected, tested, and maintained by a certified contractor with a current report identifying the system is in compliance with NFPA 72 in order to pass this inspection. Failure to have copy of a report indicated all of the components were tested in accordance with NFPA 72 will result in a failed inspection.