



TOWNSHIP OF WEST MILFORD

OFFICE OF THE
FIRE MARSHAL

1480 Union Valley Road • West Milford, NJ 07480 • Tel: (973) 728-2840 • Fax: (973) 728-2880

Certificate of Smoke Alarm and Carbon Monoxide Alarm Compliance

Revised February 26, 2025

WHEN CERTIFICATION IS NEEDED:

Upon resale or occupant change (*including rental units*), a smoke and CO alarm certification is required in all one and two family homes and some condominium units in the State of New Jersey as per N.J.A.C. 5:70-4.19 et seq. Failure to obtain certification can result in a fine up to \$2500.00 as per the State of New Jersey Uniform Fire Code. **HOUSE NUMBERS ARE ALSO REQUIRED. NO CERTIFICATE WILL BE ISSUED UNLESS MINIMUM FOUR INCH HOUSE NUMBERS ARE VISIBLE FROM THE STREET AS PER TOWNSHIP ORDINANCE 2009-021.**

TYPES OF DETECTORS REQUIRED:

1. Smoke & Carbon Monoxide Alarms must be checked by the owner or his agent, *prior to certification*. Alarms must be UL listed.
2. CO Alarms must be installed in any family living unit containing a fuel-burning appliance, fireplace, woodstove or having an attached garage.
3. Existing A/C powered smoke alarms must operate as designed and may not be replaced with battery-operated detectors.
4. Smoke Alarms and Carbon Monoxide Alarms shall be less than 10 years old. Dates of manufacture can be located on the detector.
5. All single station battery operated smoke alarms, shall be 10 year sealed battery alarms only.
6. Any home that has a central station monitored fire alarm system installed at time of construction must be maintained and operable. A NFPA 72 fire alarm test report and documentation that the system is being monitored must be provided or a certificate will not be issued. As per the IRC NJ Edition the system shall become a permanent fixture and shall not be removed.

A/C Hardwired Detector Requirements:

1. Homes Built Before 1977 Battery-powered smoke alarms with a 10-year sealed battery on each level, including the basement. On levels with sleeping areas, alarms shall be installed within 10 feet of all bedrooms.
2. Homes Built Between January 1, 1977, and February 21, 1983 A/C-powered electric smoke alarms on sleeping levels and in the basement. o Battery-powered 10-year sealed alarms on all other levels.
3. Homes Built Between February 22, 1983, and April 30, 1993 Interconnected A/C-powered smoke alarms with battery backup on every level, including the basement.
4. Homes Built from May 1, 1993, to Present Interconnected A/C-powered smoke alarms with battery backup on every level, including the basement AND inside every bedroom and sleeping area.

SMOKE AND CARBON MONOXIDE DETECTOR LOCATIONS:

Smoke Alarm Locations

1. Smoke alarms shall be located one per each level of the home within 10 (ten) feet of every bedroom door between the door and the living area.
2. The basement alarm must be mounted on the basement ceiling, within three feet of the stairwell.
3. When installed on the wall, smoke alarms must be placed no less than 6” or more than 12” from the ceiling.
4. Cathedral ceilings are considered a level and must have a smoke alarm within 12” measured vertically of the highest point.

Carbon Monoxide Alarm Locations

1. CO alarms shall be centrally located outside of each sleeping area within ten feet of every bedroom door.
2. The alarms shall be listed in accordance with UL-2034, and installed in accordance with the manufacturer’s instructions.
3. CO alarms may be plug-in or battery type, or combination units (smoke and carbon monoxide).

SECONDARY POWER SOURCES:

Each structure subject to the requirements of this section that contains a secondary power source shall have a label installed within 18 inches of the main electrical panel and electrical meter warning of the danger associated with secondary power sources. (Effective February 3, 2025). (Solar PV Systems, Backup Generators, Residential Battery Back Up Systems, etc). Labels shall be made of sufficient durability to withstand the environment involved. Labels shall be clearly marked with: “CAUTION: MULTIPLE SOURCES OF POWER.” or similar verbiage. A label compliant with ANSI Z535.4 will meet the requirements of this law and may be referenced in the subsequent regulations.

SELF CLOSERS:

Apartments, condominiums, & townhouses (Bald Eagle Commons), with entrances that lead into a common hallway shall have approved self-closers and shall be operational.

FIRE EXTINGUISHER REQUIREMENT

Effective February 3, 2025 the State of New Jersey repealed the law requiring fire extinguishers in 1 and 2 family dwellings in order to obtain a Certificate of Smoke Alarm and Carbon Monoxide Compliance.

BUREAU SCHEDULE AND FEES:

A fee of \$55.00 will be charged for certifications requested more than 10 business days prior to closing. A fee of \$100.00 will be charged for certifications requested four to ten business days before closing and a fee of \$165.00 will be charged for certification requests less than four business days before closing as per Township Ordinance 2020-20 .** Checks are to be made payable to the Township of West Milford Fire Marshal. Certificates are valid for six months from the date of issue and are not transferable.

****There will be an additional \$50.00 fee for any re-inspections.**

Scheduling Hours: 8:30 a.m. to 4:30 p.m., Monday through Friday.

Certifications are scheduled for Wednesday’s, 9:00 a.m. to 3:30 p.m.