



## **TOWNSHIP of MIDDLETOWN – BUREAU of FIRE PREVENTION**

One Kings Highway, Middletown NJ 07748

Edward Skelly, Fire Official

(732)615-2270

### **INSPECTION REQUIREMENTS for Certificate of Smoke Detector & Carbon Monoxide Compliance**

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#### **Smoke Detectors:**

Ten-year sealed battery-operated single station smoke alarms **OR** A/C powered hardwired smoke detectors must be installed as follows:

- One in each bedroom
- One on each level of the house and within ten feet of the bedrooms (basement, first floor, second floor) excluding crawl spaces & unfinished attics
- Smoke detectors must be properly mounted & secured to the wall or ceiling (ceiling mounted smoke detectors must be at least 4" from the wall & wall mounted smoke detectors must be at least 4" and no more than 12" from the ceiling)
- All smoke detectors must be UL Listed and have a test button
- NOTE: A/C powered smoke alarms installed as part of the original construction or rehabilitation projects shall not be replaced with battery-powered smoke alarms

**To avoid false alarms and/or improper operation, avoid installation of smoke detectors in the following areas:**

- Kitchens – smoke from cooking may cause a nuisance alarm
  - Bathrooms – excessive steam from a shower may cause a nuisance alarm
  - Near forced air ducts – used for heating or air conditioning-air movement might prevent smoke from reaching detector
  - Within the "dead air" space (4") where the wall meets the ceiling
  - The peak of an "A" frame type ceiling – "dead air" at the top may prevent smoke from reaching detector
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#### **Carbon Monoxide Detectors:**

A carbon monoxide alarm or detector must be installed on each level of the house and within ten feet of the bedrooms.

- Carbon monoxide alarms or detectors can be battery operated, plugged into an outlet, or part of an existing central station automatic fire alarm system.
- Combination smoke/carbon monoxide detectors must be installed according to the requirements of the smoke detectors (listed above)
- Must be UL listed

## **Frequently Asked Questions:**

### **How do I apply for a Certificate of Smoke Detector & Carbon Monoxide Compliance?**

\*First, apply for your residential CO with the Building Department & schedule your CO inspection.

Next, submit your completed application in person or mail with your check to Middletown Fire Prevention.

Application can be found on the Township website [www.middletownnj.org](http://www.middletownnj.org) under the Fire Prevention page and is also available at our office.

### **What kinds of payments are accepted for the application?**

Check or Money Order made out to Middletown Fire Prevention or Cash in the exact amount only (payment must be made at time of application). See application for fee schedule based on date of application and closing/change of occupancy date.

### **What are the hours of operation for the Fire Prevention office?**

Monday through Friday 8:00am-4:00pm

There is also a drop box outside the office door where you can leave applications with checks only (no cash)

### **Will this inspection be scheduled on the same day as the CO inspection?**

Yes. When you apply for your CO and schedule your inspection w/ the Building Department, you will advise us of that date when you submit our application. Note: the CO & Smoke Inspectors will NOT come at the same time.

### **What times are the inspections performed?**

The inspections are performed between the hours of 8:30am and 2:30pm Monday-Friday. This time period will not be narrowed down, and you will not receive a phone call prior to arrival.

### **How will I receive my certificate?**

Your certificate will be sent to the Building Department as a required component of your CO.

### **Do I need a Certificate of Smoke Detector & Carbon Monoxide Compliance for a Conditional/Transfer of Title Only CO?**

No. Since those COs don't allow for occupancy, it doesn't apply. When the house is ready for occupancy you must contact the Building Department and apply for the Certificate with Fire Prevention.

### **What happens with Central Station Fire Alarms?**

A letter from the monitoring company needs to be presented stating that the system is operational.

### **Is the fire extinguisher still required?**

No. NJ Assembly Bill A3894 (February 2025) eliminates the requirement for portable fire extinguishers for a Certificate of Occupancy in residential structures.

### **Do I have to secure my pets during the inspection?**

Yes, please secure all pets during the inspection.

### **Can someone other than myself be there for the inspection?**

Yes, you can have any other adult (must be 18 years or older) there instead of yourself for the inspection. If the system is an alarm system, make sure that person has knowledge of the system and the alarm code.

### **If the house is vacant, can I leave the house open for the Inspector to let themselves in?**

NO! The Inspector will not enter the residence if there is not an adult present.