

# WEST WINDSOR FIRE AND EMERGENCY SERVICES

## Smoke / Carbon Monoxide Detector and Fire Extinguisher Certificate of Compliance

To schedule a Smoke / Carbon Monoxide Detector and Fire Extinguisher Compliance Inspection please call the main West Windsor Municipal Building phone number at (609) 799-2400 and ask the receptionist to transfer you to the Division of Fire and Emergency Services office. You will need the Block and Lot number of your property to schedule.

The inspection fee is \$75.00 (due at time of inspection) and is requested in the form of a check made payable to West Windsor Township. The Certificate will be valid for 45 days and will be issued at the time of inspection. If 45 days passes before a property goes to closing, a second inspection will be required. A property that fails inspection will be required to have deficiencies corrected and re-inspected. A subsequent fee of \$75.00 will be required for failed or expired inspections.

Inspections are completed between normal business hours on Tuesdays, Thursdays, and in the morning on Saturdays. On Tuesdays and Thursdays you will be given a morning (9:30am to noon) or afternoon (1:30pm-4pm) block to pick from. Saturday inspections are completed in the morning between 9:30am and noon.

Someone must be at the residence during the time period selected. Specific times are not given under any circumstances nor are calls able to be made from the crews doing the inspections. The crews completing the inspections also respond to emergency calls, so specific times are not possible.

If you prefer, a lockbox may be used on vacant residences only to avoid waiting on premise for the inspection. You may provide the code when scheduling the inspection. Only combination type lock boxes are acceptable. All residences inspected with the lock box option MUST be completely empty and clear of any personal items and furnishings.

There are three (3) requirements for receiving a Smoke / Carbon Monoxide Detector and Fire Extinguisher Certificate of Compliance on a resale or re-rental of property in West Windsor Township.

### **1. Smoke Detectors.**

Smoke Detectors are required to be installed on each level of the home including the basement.

#### **Pre 1977 Homes**

Ranch Style Homes, one floor.

Smoke Detectors and Carbon Monoxide Detectors need to be located within 10 feet of all bedrooms in the hallway.

Two Story Homes

1<sup>st</sup> floor, foyer area.

2nd floor within 10 feet of all bedrooms.

Basement level ceiling at bottom of staircase or 5” from ceiling on side wall.

\*Note: Homes built prior to 1977 are most times battery operated, unless an addition has been added and home had to be brought up to code. Homes built after 1977 are electric interconnected, and newer ones have battery backup.

### **Post 1977 Homes**

We inspect what the building code required at the time a house was built. Most residences will have interconnected (when one detector sounds, all others will also sound) smoke detectors on each level of the residence including the basement. Newer residences will have the above PLUS one smoke detector in each bedroom, all with a battery backup. The configuration your residence has will depend on the date it was built and when the initial Certificate of Occupancy was issued by the Construction Department. The easiest way to figure this out is to make sure what existed when you bought your home is the same as when you sell it.

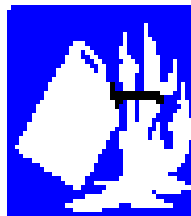
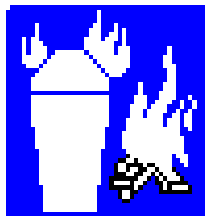
### **2. Carbon Monoxide Detectors.**

Carbon Monoxide Detectors shall be located within 10 feet of all bedrooms in the hallway, NOT inside the bedrooms. They can be either plug-in type or battery operated.

If there is no electrical outlet present in the hallway, a battery powered carbon monoxide detector may be installed. In all cases the manufacturer's instructions shall be followed.

### **3. Fire Extinguishers**

Any rated "ABC" extinguisher shall be allowed. This will be determined by verifying the manufacturer's label states the portable fire extinguisher is rated for "ABC" use. All manufacturers clearly identify this on the packaging as required. Two examples are below:



The extinguisher is to be readily available under the kitchen sink, inside the kitchen cabinet. It does NOT need to be mounted to the cabinet.