



The Borough of Sayreville

BUREAU OF FIRE PREVENTION

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Residential Resale Inspection Requirements

Smoke Alarm, Carbon Monoxide Alarm, & Secondary Power Source Compliance

Prior to closing, all residential properties shall pass an inspection to verify compliance with the New Jersey Uniform Fire Code (N.J.A.C. 5:70-2.3 and N.J.A.C. 5:70-4.19). This inspection confirms that smoke alarms, carbon monoxide alarms, and secondary power source labeling are properly installed, maintained, and functioning.

Strict compliance is required. Properties that do not meet these standards shall not be issued a Certificate of Smoke and Carbon Monoxide and Secondary Power Source Compliance. **This certificate is independent of the Sayreville Certificate of Residential Resale Compliance and is required for closing regardless of the habitability of the property or any "as-is" conditions of its sale.**

Realtors and agents shall provide this information to the homeowner to ensure all items are addressed prior to inspection.

1. General Requirements (Applies to All Alarms)

- **Locations:** Alarms shall be installed on every finished level of the home, including basements. At a minimum, alarms shall be positioned outside each sleeping area within 10 feet of bedroom doors. Basement alarms shall be located at the bottom of stairwells, and finished attic alarms shall be installed where ceiling height is seven (7) feet or greater. Crawl spaces and unfinished attics without appliances are exempt from this requirement.
- **Operational Testing:** All alarms shall be tested and confirmed functional at the time of inspection. Alarms should be audible inside bedrooms if a device is not located in that room.
- **Certification:** All alarms shall have a nationally recognized testing laboratory label (UL, ETL, or equivalent). Devices not tested and listed by a recognized laboratory, including many low-cost alarms purchased online, are not acceptable.
- **Battery Backup:** Any alarm device approved to use replaceable batteries, including CO alarms and hardwired smoke alarms, shall have fresh, functional batteries installed prior to inspection.
- **Security Systems:** Detectors integrated into home security systems (including central station or remote-monitored units) do not satisfy code requirements and shall be supplemented with standalone alarms.

2. Smoke Alarms

- **Age:** Alarms shall be less than ten (10) years old. Check the manufacturing date on the back of the unit.

- **Type / Power Source:**
 - Standalone battery-powered alarms shall be 10-year sealed units.
 - Hardwired/interconnected alarms shall be maintained as originally installed. Repairs may require a licensed electrician to ensure all alarms sound simultaneously.
 - Wireless interconnected alarms do not replace existing hardwired systems.
 - **Placement:** Alarms shall follow the General Requirements above: installed on every finished level, outside sleeping areas, in basements, and finished attics as applicable.
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3. Carbon Monoxide (CO) Alarms

- **Age:** Alarms shall be less than seven (7) years old or replaced per manufacturer instructions.
 - **Placement:** Alarms shall be located within 10 feet of all sleeping areas. Additional units may be required where bedrooms are separated or audibility could be impaired.
 - **Combination Units:** Combination smoke/CO alarms are acceptable if installed according to smoke alarm placement requirements.
 - **Certification & Security Systems:** Same as General Requirements.
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4. Secondary Power Source Identification (Effective February 3, 2025)

- **Scope:** Properties with solar panels (photovoltaic), battery storage, or generators shall display a clearly visible label stating: "CAUTION: MULTIPLE SOURCES OF POWER" or equivalent.
 - **Label Requirements:**
 - Labels shall be printed; handwritten labels are not allowed, and shall meet ANSI Z535.4 standards.
 - Labels shall be permanently affixed within 18 inches of both the main electrical panel and electric meter.
 - **Purpose:** Ensures emergency responders are immediately aware of alternative power sources, reducing the risk of electrical accidents during fire or rescue operations.
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5. Fire Extinguishers

- Portable fire extinguishers are **no longer** required for resale inspections (effective February 3, 2025, P.L. 2025 c.19).
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Any questions concerning these requirements are encouraged to contact the office.

Sincerely,

Kevin E. Krushinski

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Fire Marshal