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Building Department

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VILLAGE OF RIDGEFIELD PARK 234 MAIN STREET RIDGEFIELD PARK, N.J. 07660

APPLICATION FOR A MULTIPLE DWELLING RENTAL UNIT

USE GROUP _____ BLOCK _____ LOT _____ DATE _____

ADDRESS OF DWELLING _____ UNIT # _____

NAME OF APPLICANT _____

TENANTS NAMES _____ CELL PHONE- _____

ADULTS NAMES (PRINT)

CHILDREN NAMES & D/O/B (PRINT)

_____	_____ / _____
_____	_____ / _____
_____	_____ / _____

OWNER NAME- _____

OWNER ADDRESS- _____

OWNER CELL PHONE - _____

OWNER SIGNATURE- _____

EMERGENCY CONTACT NAMES AND PHONE NUMBERS:

1) _____

2) _____

FOR OFFICE USE ONLY:

CERTIFICATE NUMBER _____ DATE ISSUED _____

INSPECTED AND APPROVED BY: _____

Smoke Alarms 10-Year Sealed Battery Type

Re: The Division has been getting numerous calls from dwelling owners, realtors, electricians, fire alarm installers, and construction officials regarding when 10 year sealed battery units need to be installed.

The New Jersey Uniform Fire Code (NJ UFC) was amended July 1, 2018 with an effective date of January 1, 2019. The NJ UFC now requires 10-year sealed battery single station smoke alarms to be installed where single station smoke alarms with a removable battery are installed or when no smoke alarms are present. The NJ UFC rules require all single station smoke alarms with a removable battery to be replaced regardless of whether they were just installed last year or if they are older.

When a dwelling is constructed in accordance with the Uniform Construction Code (UCC), since 1977, the dwelling would have required some type of AC-hardwired 120 volt smoke alarm. In some cases, a homeowner may have chosen to install a Low Voltage Household Fire Alarm System in accordance with the One- and Two-Family Dwelling Subcode (IRC/NJ) and National Fire Protection Association (NFPA) 72. The new NJ UFC rules have nothing to do with UCC-compliant smoke alarms or low voltage household fire alarm systems. When the systems are installed in accordance with the UCC, they may have only been required to install 120 volt AC smoke alarms or 120 volt AC smoke alarms with a removal battery backup. But none of these alarms are required to be replaced because the backup battery can be removed.

Smoke alarms installed before August 6, 1984 were not required to be interconnected, and no battery backup was required. After that date, until September 4, 1991, smoke alarms needed to be interconnected on each floor level of the dwelling. After that date, through the present, smoke alarms need to be on each floor and in each bedroom of the dwelling. Smoke alarms are also required in the vicinity of the bedrooms, this has always been a topic of discussion. When smoke alarms are interconnected they may be up to 21 feet away from bedrooms, if the alarm is a single station they must be within 10 feet. Finally, since September 7, 2010, Low-Voltage Household Fire Alarm Systems can be installed, so the inspector should be aware of what they are looking at.

Some inspectors have advised homeowners and their agents that UCC smoke alarms have to be removed from service and AC-sealed unit smoke alarms have to be installed. Some have advised realtors that UCC household fire alarm system low voltage system detectors needed to be removed and 10-year sealed battery smoke alarms have to be installed. Some have sent the owner to the construction department to apply for a permit to install battery operated smoke alarms. Some have even told owners that the carbon monoxide (CO) alarms need to be 10-year sealed battery units. **NONE of these examples are covered by the new NJ UFC rules.**

Furthermore, 10-year sealed battery smoke alarms can be installed under ordinary maintenance, and no permit is required. CO alarms are permitted to be "normal" battery operated units, plug-in type; if someone wishes, they may opt to have a hardwired unit installed. When a hard wired CO alarm is installed, a permit would be required. Battery or plug-in type CO alarms are also covered under ordinary maintenance, and no permits are required.

UCC systems, line voltage or low voltage, must be maintained as required at the time of installation. When an inspector suspects there might be a UCC installation issue or a system has had a required smoke alarm removed and a battery smoke alarm installed in its place, they need to inform the construction official so the fire subcode official can issue a CO notice of violation.

Source: Michael Whalen
Code Assistance Unit
(609) 984-7609

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Please direct any comments or suggestions to the NJDCA, Division of Codes and Standards, Attention: Code Development Unit, PO Box 802, Trenton, NJ 08625-0802 or codeassist@dca.nj.gov.