

Livingston Fire Department

62 S. Livingston Ave.

Livingston, NJ 07039

973-992-2373

Requirements for the Sale or Rental of One & Two Family Homes

SMOKE DETECTOR LOCATIONS

Basement – Mounted to the ceiling at the bottom of stairs. If there is a bedroom on this level the detector shall be placed within 10 feet of the bedroom and not at the bottom of the stairs.

Ground Floor – Mounted to the ceiling at the bottom of stairs that lead to the 1st floor. If there is a bedroom on the ground floor the detector shall be placed within 10 feet of the bedroom and not at the bottom of the stairs.

1st Floor – Mounted to the ceiling at the bottom of stairs that lead to the 2nd floor. If there is a bedroom on the 1st floor the detector shall be placed within 10 feet of the bedroom and not at the bottom of the stairs.

2nd Floor – Mounted to ceiling within 10 feet of bedrooms.

3rd Floor – Mounted to ceiling at the top of the stairs or within 10 feet of bedrooms.

Attic – Not required

CARBON MONOXIDE DETECTOR(S)

Install the C/O detector(s) within 10 feet of **any** bedroom area. Mount the unit on the wall or ceiling as specified in the manufacturer's instructions using the supplied hardware. Devices are permitted to be battery powered, hardwired or plug in type. **If there is not an outlet in the area of the bedrooms use a battery powered unit.**

NOTE

All detectors shall be **UL** listed. Smoke & carbon monoxide detectors (excluding plug in style C/O detectors) shall be mounted using screws. **Mounting of the detectors using tape, Velcro, nails or hung on a picture hook will not be accepted.**

FIRE EXTINGUISHER

One 4 to 5 pound ABC rated fire extinguisher with a 2A:10B: C classification code or greater **shall be wall mounted** in a **visible & accessible** location in or within 10 feet of the kitchen. The fire extinguisher is **not** allowed to be placed in a cabinet, closet, pantry or behind any doors. The fire extinguisher mounting height shall be approximately 5 feet off of floor. If there are multiple kitchens, each kitchen requires an extinguisher.

FEES

The **initial inspection** is **\$50.00** and for each **re-inspection** required following an unsuccessful initial inspection an additional charge of **\$25.00** shall be applied. All fees are payable to the **Township of Livingston** (cash or check, no credit cards) at the time of inspection.