

THE CITY OF SUMMIT

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Effective January 1, 2019, the NJ Uniform Fire Code has changed the provisions relative to smoke detectors in cases of residential re-sales and rentals. Summit enforces these Fire Code requirements as part of the Zoning Certificate of Occupancy process.

In a nutshell, any residential Zoning C.O. for sale or rental **(single, two-family, condos and apartments)** **starting in 2019** will require that the dwelling or apartment be equipped with **sealed unit, 10-year smoke detectors** in all locations required by the code, even if the dwelling or apartment is currently equipped with working battery smoke detectors. To be precise, most but not all of them are lithium-ion powered. We are developing a plan to disseminate this information to the real estate community and all Zoning C.O. applicants at the DCS counter. The 10-year devices are readily available in home improvement centers, can be purchased with or without built-in carbon monoxide detection, and are available in both ionization and photoelectric detection processing. There are no changes for dwellings equipped with AC-powered, hard-wired smoke detectors.

Missing (or removed) batteries are a primary cause of detector failure in post-fire analyses. By contrast, these sealed units do not ever need battery replacement.....they are simply disposable at the end of their 10-year life. For information, even existing smoke detectors, battery and hard-wired, have a 10-year life and should be replaced in your own homes. This is not a big change in technology, but rather deals with the risks of dead or missing batteries as well as detectors in use well beyond their useful life.