

REQUIREMENTS FOR FIRE EXTINGUISHERS IN ONE AND TWO FAMILY DWELLINGS

The Legislature amended and enacted P.L. 1991, c.92 (C.52:27D-198.1), requiring that all one and two family dwellings at a change of occupancy be provided with a portable fire extinguisher, in addition to the requirements for smoke and carbon monoxide detectors. This provision does not apply to seasonal rental units. This act was signed into law on April 14, 2005 with an effective date of November 1, 2005.

The requirements for the type and placement of the extinguishers are as follows:

- 1) At least one portable fire extinguisher shall be installed in all one and two family dwellings upon change of occupancy.
- 2) The extinguisher shall be listed, labeled, charged and operable.
- 3) Must be an “ABC” Type – No Larger than 10 lbs.; Must be mounted within 10 ft. of the Kitchen Area.
- 4) The hangars or brackets supplied by the manufacturer must be used.
- 5) The top of the extinguisher must not be more than 5 feet above the floor.
- 6) The extinguisher must be visible and in a readily accessible location, free from being blocked by furniture, storage, or other items.
- 7) The extinguisher must be near a room exit or travel path that provides an escape route to the exterior.
- 8) The extinguisher must be accompanied by an owner’s manual or written information regarding the operation, inspection, and maintenance of the extinguisher, and
- 9) Lastly, the extinguisher must be installed with the operating instructions clearly visible.