



Requirements for Residential Smoke Alarm, Carbon Monoxide Alarm & Source of Secondary Power Identification Compliance

*In order to successfully pass the inspection, your property will need to meet **all** regulations mandated by the state and municipality. These requirements are detailed below and specifically refer to residential smoke alarms, carbon monoxide alarms, and source of secondary power.*

Please consult these requirements and contact the Parsippany Division of Fire Prevention with any and all questions or concerns prior to your appointment. If your property does not adequately meet these requirements, you will fail and be required to schedule a reinspection (including a \$60 reinspection fee). Your property must pass inspection prior to the closing or rental, you will receive a penalty for non-compliance. New homeowners or renters cannot occupy the home or rental unit prior to the inspection or a \$500.00 penalty will be assessed.

Please Note: The property owner, realtor, or anyone over the age of eighteen (18) years old must be present at the time of the inspection, and payment must be made prior to the inspection. No inspections will occur without payment being received prior to inspection.

Fee Schedules:

After completing the Residential Application for Smoke / Carbon Monoxide / Source of Secondary Power Identification Certification, please mail, fax, email, or drop off the form. Your inspection fee is determined by counting the number of business days from the day we receive your application until your closing date. Fees are as follows:

1. Request for a CSDCMDC received **ten (10) or more business days** prior to the change of occupancy: **\$60.00**
2. Request for a CSDCMDC received **four (4) to nine (9) business days** prior to the change of occupancy: **\$90.00**
3. Request for a CSDCMDC received **zero (0) to three (3) business days** prior to the change of occupancy: **\$150.00**
4. **Re-inspection or no-show fee: 60.00** (*This is in addition to the original cost of the inspection*)

Please Note:

Applications received less than ten (10) days before the closing or rental date will try to be accommodated; however, this is not always possible. This is the reason for sending in the application with ten (10) or more business days' notice.

*For any rentals: Please note that we are a separate department from the Housing Department. You need to contact them for their certification separately. Their phone number is (973) 263-4280

Payment by check or money order is required BEFORE the inspection will be completed. Checks and money orders can be made out to: Township of Parsippany-Troy Hills and may be brought to the Fire Prevention office at 46 Gibraltar Dr. Morris Plains, NJ 07950.

TOWNSHIP OF PARSIPPANY – TROY HILLS DIVISION OF FIRE PREVENTION

46 GIBRALTAR DR. MORRIS PLAINS, NJ 07950

PHONE (973) 263-7166 FAX: (973) 334-0307

FIREPREV@PARSIPPANY.NET

LAST UPDATED - 7/2026

Smoke Alarm Requirements

Please refer to the following requirements based on the year that your house was last modified or built. All dwelling units shall be maintained as approved under *Uniform Construction Code*

Year	Code	Requirements
Prior to 1977		Minimum of 1, 10-year sealed battery Smoke alarm installed on each level. Smoke and CO alarm shall be installed outside sleeping area, within 10 feet. Smoke and CO alarms (combo units) are acceptable.
1977 - 1978	1216.3.3	Minimum of 1 Hard Wired Smoke alarm installed on each sleeping level and 10 - year battery sealed Smoke alarms on all other levels <i>No interconnection required</i>
1978-1983	1716.3.4	Minimum of 1 Hard Wired smoke alarm installed on each sleeping level including the basement and, 10 - year battery sealed Smoke alarms on all others. <i>No interconnection required</i>
1984	1716.3.3	Hard Wired Smoke alarm outside bedrooms Hard Wired Smoke alarm on each story including basement For split levels, one Hard Wired smoke alarm on upper level <i>Interconnection required for smoke detectors only</i>
1987	1018.3.5	Hard Wired Smoke alarm required outside bedrooms (hallway) Hard Wired Smoke alarm on each story including basement For split levels, one Hard Wired smoke alarm on upper level <i>Interconnection required for smoke detectors only</i>
1990	1018.3.2	Hard Wired Smoke alarm required in all bedrooms (hallway) Hard Wired Smoke alarm required outside the bedrooms Hard Wired Smoke alarms required on each level, including basement For split levels, one Hard Wired smoke alarm is sufficient on the upper level <i>Interconnection required for smoke detectors only</i>
1993	919.3.2	Hard Wired Smoke alarm required in all bedrooms Hard Wired Smoke alarm required outside the bedrooms (hallway) Hard Wired Smoke alarms required on each level, including basement For split levels, one Hard Wired smoke alarm is sufficient on the upper level <i>Interconnection required for smoke detectors only</i> <i>Battery backup required</i>
2018 - Present	919.3.2	Hard Wired Smoke alarm required in all bedrooms Hard Wired Smoke and CO Alarms are required outside the bedrooms (hallway) Hard Wired Smoke alarms are required on each level, including basement <i>For split levels, one Hard Wired smoke alarm is sufficient on the upper level</i> <i>Hard Wired Carbon Monoxide shall be installed in all bedrooms, where a fuel-burning appliance is located within a bedroom or its attached bathroom.</i> <i>Interconnection required</i> <i>Battery backup required</i> <i>Where more than one Carbon Monoxide is required to be installed within an individual dwelling, the alarms shall be interconnected.</i>

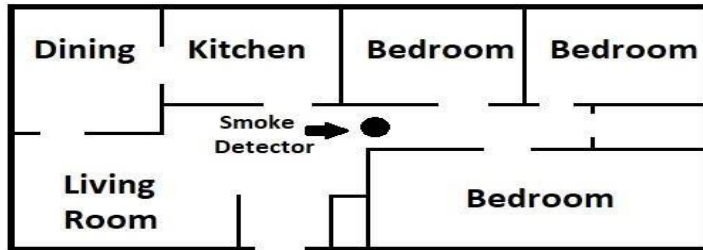
TOWNSHIP OF PARSIPPANY – TROY HILLS DIVISION OF FIRE PREVENTION

Diagram

Please consult the following diagrams, which show where alarms are required for certain houses:

Centralized Bedrooms:

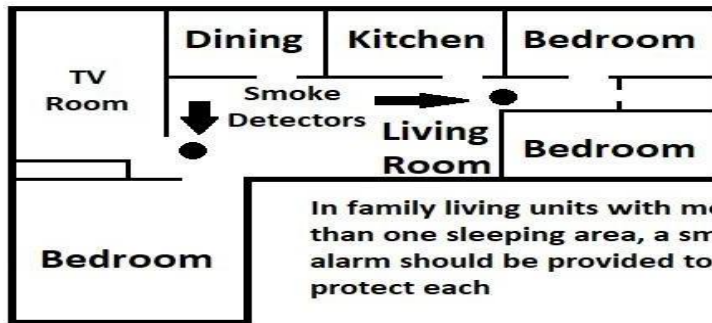
Shall have a minimum of (1) smoke alarm and (1) carbon monoxide alarm within (10) feet of each sleeping area. (Combo units are acceptable)



A smoke alarm should be located between the sleeping area and the rest of the family living unit

Non-Centralized Bedrooms:

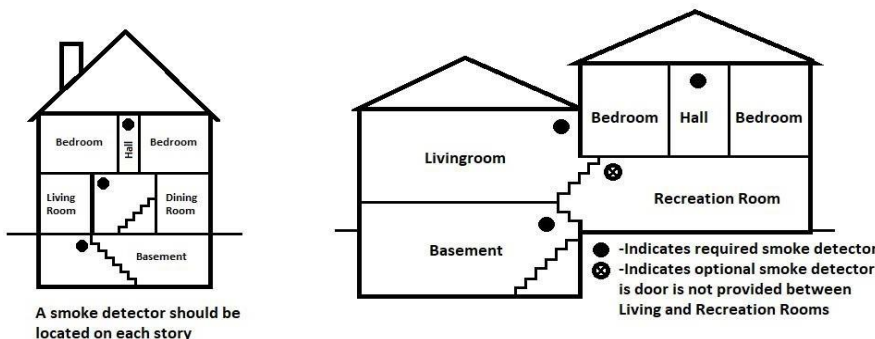
Shall have a minimum of (1) smoke alarm and (1) carbon monoxide alarm within (10) feet of each sleeping area. (Combo units are acceptable)



In family living units with more than one sleeping area, a smoke alarm should be provided to protect each

Multi-Level Homes:

Shall have a minimum of (1) smoke alarm on each level. If there are multi-level bedrooms, (1) carbon monoxide alarm required within (10) feet of each sleeping area.



A smoke detector should be located on each story

Alarm Requirements

Smoke Alarm(s): *All smoke alarms must be UL or ETL listed and approved... "Conforms to" will not suffice*

- All smoke alarms must be less than **(10) years** old per **NFPA 72**
- Hard wired / interconnected systems must remain hardwired and interconnected.
 - Systems cannot be replaced by battery operated only type of alarm.
- Interconnected smoke alarm systems: When an alarm is activated, **ALL** alarm **MUST** activate.
- Smoke alarm must be wired and mounted properly, as per manufacturer instructions.

*All alarms should be maintained and installed per manufacturers specifications (**UL listed and approved**)

** Please note * As of January 1, 2019 all battery-operated smoke alarms (not hard wired with battery backup) must be 10-year sealed battery units*

Carbon Monoxide Alarm(s): *All CO alarms must be UL or ETL listed and approved... "Conforms to" will not suffice*

- Must be less than (7) years old
- Must be placed within (10) feet of each sleeping area
 - Carbon monoxide alarms are not required in the basement, garage, or near any fueled fired appliances

*All alarms should be maintained and installed per manufacturers' specifications (**UL listed and approved**)

Smoke Alarm/Carbon Monoxide Alarm Combo Units: *All combo alarms must be UL or ETL listed and approved... "Conforms to" will not suffice*

- Must be less than (10) years old per **NFPA 72**
- Must be placed within (10) feet of each sleeping area
- **Smoke Alarm / Carbon Monoxide Alarm Combo Units** should only be used in common areas within (10) feet of the sleeping areas
- **Smoke Alarm / Carbon Monoxide Alarm Combo Units** are not required in the basement, garage, or near any fueled fired appliances

*All alarms should be maintained and installed per manufacturers specifications (**UL or ETL listed and approved... "Conforms to" will not suffice**)

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Secondary Power Source Identification Requirements

- Any structure used or intended for use for residential purposes by one of two households must have a label installed within 18 inches of the main electrical panel and electrical meter warning of the dangers associated with secondary power sources.
- A secondary power source may include:
 - Permanently installed internal combustion generators
 - Solar panels
 - Battery storage systems
 - Any other supplemental source of electrical energy to the primary power supply
- The label must be marked with the wording similar to “CAUTION: MULTIPLE SOURCES OF POWER”
- The label shall be compliant with ANSI Z535.4 and shall not be handwritten.