

CARBON MONOXIDE ALARMS

N.J.A.C.5:1-28.1 of the Regulations for the Maintenance of Hotels and Multiple Dwellings now requires the installation of Carbon Monoxide (CO) Alarms. Single station Carbon Monoxide Alarms are required to be placed in the immediate vicinity within 10 feet of sleeping areas in every dwelling unit or guestroom in a building that contains a fuel-burning appliance or has an attached garage.

Alternatives: According to the State of New Jersey Uniform Construction Code N.J.A.C. 5:23-3.20; When the guestrooms or dwelling units do not themselves contain a fuel-burning appliance or have an attached garage, but are located in a building with a fuel-burning appliance or an attached garage, the owner can choose one of the following alternatives with permits and approvals from the local construction code enforcing agency provided that: (Choose one of the following alternatives)

Alternative I

1. The guestroom or dwelling unit is located more than one story above or below any story, which contains a fuel-burning appliance or an attached garage:
2. The guestroom or dwelling unit is not connected by duct work or ventilation shafts to any room containing a fuel-burning appliance or to an attached garage; and
3. The building is provided with a common area carbon monoxide alarm system comprised of individual alarms located in every corridor, hall, or lobby, in the immediate vicinity (within 10 feet) of the room(s) containing a fuel-burning appliance or attached garage and in the immediate vicinity (within 10 feet) of any ventilated shaft, including, but not limited to, stair shafts, elevator shafts, ventilation shafts on the story containing the fuel-burning appliance and any story within two stories above or below such story. All such common area alarm devices shall be either connected to an alarm monitoring station or shall be interconnected; meaning that detection of carbon monoxide by any device in the system will activate all alarms.

Alternative II

1. A monitored carbon monoxide detector must be installed in every room with the fuel-burning device.
2. All such alarms shall be connected to an alarm monitoring station that shall be staffed at all times by a person who is trained and qualified to respond so as to protect the health and safety of building occupants in the event of the activation of one or more alarms; and
3. Carbon monoxide alarms and fire alarms may be incorporated into a common monitored system.

All carbon monoxide alarms shall be manufactured, listed and labeled in accordance with UL 2034 (Single and Multiple Station Carbon Monoxide Alarms); shall be installed in accordance with the requirements of NFPA 720; and may be battery operated, hard-wired or of the plug in type. If installing an electrically operated device, the AC power source is required to be supplied from either a dedicated branch circuit or the unswitched portion of the branch circuit also used for power and lighting. Operation of a switch (other than a circuit breaker) or a groundfault circuit interrupter is not permitted to cause loss of power to the alarm. The device is required to be supported independently of its attachment to wires and may be located on the wall, ceiling or other location as specified in the manufacturers installation instructions. For alarms installed within 10 feet of sleeping areas, the alarm notification appliance is required to be clearly/audible in all bedrooms over background noise levels and with all intervening doors closed with a minimum rating of 85dBA at 10 feet (3m.) If the alarm is intended to notify occupants in the same room, the sound pressure level is permitted to be 75DBA at 10 feet.