

Requirements for Fire Extinguisher in One- & Two-Family Dwelling

The Legislature amended and enacted P.L. 1991, c. 92 (C52:27D-198.1) requiring that all 1 and 2 family dwellings at a change of occupancy be provided with a portable fire extinguisher. This provision does not apply to seasonal rental units. The 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:

- At least 1 portable fire extinguisher shall be installed in all 1 and 2-family dwellings (except seasonal rental units) upon change of occupancy.
- The extinguisher shall be listed, labeled, charged and operable.
- An approved listed and labeled type with a minimum rating of 2A-10B:C and no more than 10 pounds.
- The hangers or brackets supplied by the manufacturer must be used.
- The extinguisher must be located within 10 feet of the kitchen.
- The top of the extinguisher must not be more than 5 feet above the floor.
- The extinguisher must be visible and in a readily accessible location, free from being blocked by furniture, storage, or other items.
- The extinguisher must be near a room exit or travel path that provides an escape route to the exterior.
- The extinguisher must be accompanied by an owner's manual or written information regarding the operation, inspection and maintenance of the extinguisher.
- The extinguisher must be installed with the operating instructions clearly visible.

Multiple dwellings are not required to have a fire extinguisher. Should an owner, landlord or tenant wish to have one installed, these guidelines should be followed or installed in accordance to manufacturer's installation instructions. The extinguisher shall have with it the owner's manual or written information regarding the operation, inspection and maintenance.