

Certificate of Smoke Detector, Carbon Monoxide Alarm and Fire Extinguisher Compliance

Inspections are required for the sale, rental or change of occupancy of a 1- or 2-family dwelling unit or apartment. The inspection will check for the proper placement and operation of smoke detectors and carbon monoxide alarms as well as the required fire extinguisher. The inspection is required by the New Jersey Uniform Fire Code.

Fees

Application RECEIVED more than 10 business days before closing date = \$50.00
Reinspection Fee = \$25.00

Application RECEIVED four to ten business days before closing date = \$70.00
Reinspection Fee = \$50.00

Application RECEIVED fewer than four business days before closing date = \$125.00
Reinspection Fee = \$100.00

Appointments are scheduled based upon availability:

Payment of the Fee is required prior to scheduling an appointment. To schedule an appointment stop by the Administration & Vital Records Office at the Township Municipal building.

- Please be sure to schedule your appointment for an inspection as soon as you are able because slots fill up quickly.
- Inspector is only required to wait for 10 minutes after appointment time. Then will leave and you will be required to schedule another appointment.

Certificate valid for 6 months from date of issue.

Equipment Requirements

Smoke Detectors

The New Jersey Uniform Fire Code requires a minimum of one smoke detector on each level of your home, including the basement. A smoke detector must be located in the hallway outside any bedroom. Homes with long hallways may require more than one smoke detector for proper coverage. Rule of thumb is to have a smoke detector within 10 feet of any bedroom.

If your home was built prior to 1977, you may use battery powered smoke detectors to meet the requirements.

If your home was constructed in 1977 or later, or if a substantial addition was made to your home, electric smoke detectors would have been required under the New Jersey Uniform Construction Code. Depending on when the home was built, you may have electric smoke detectors in each bedroom as well. All electrical smoke detectors that came with your home must be in working order and **may not** be replaced with battery type units. In most cases,

the electrical smoke detectors are interconnected so that if one detector activates, all detectors in the home will activate. This feature must also be working. Failure to have the proper detectors in place will result in a failed inspection.

SMOKE DETECTOR PLACEMENT LAW

BASEMENT:	One at the bottom of the stairs to the first floor One within 10' of a bedroom (if any)
FIRST FLOOR:	One at the bottom of the stairs to the second floor One within 10' of a bedroom (if any)
SECOND FLOOR:	One at the top of the stairs from the first floor One within 10' of a bedroom (if any)
THIRD FLOOR:	One at the of the stairs from the second floor One within 10' of a bedroom (if any)
ATTIC / CRAWL SPACE:	No detector needed if the attic is not finished No detector needed in a crawl space

Please note that any smoke detection device that is in place at the time of inspection must be operational. In other words, either it needs to work or it needs to be replaced but when you replace it you need to be cognizant of the fact that a like type device needs to be installed

Low Voltage Central Alarm Systems

Many homeowners have installed either at the time of construction or at a later point, a low voltage hardwired or wireless fire detection system, which is acceptable under the Code.

Household fire alarm systems require 2 inspections.

1. NJ Chapter law 27D Title 52 requires that the central alarm system be certified operational by a licensed Fire Protection Contractor. [See last page for sample test report.](#)
2. An inspection to insure proper placement of detectors and sounders (Horns/bells) by the local municipality.

Someone who knows how to operate the system must be present as it will be set off to verify Decibel levels and must be reset. Contact your alarm service company for more information.

Also the Low Voltage Central system must meet the following conditions.

1. Where a household fire alarm system is installed, it shall become a permanent fixture of the occupancy, owned by the homeowner;
2. The system shall be monitored by an approved supervising station and shall be maintained in accordance with NFPA 72;
3. A monitoring contract from the supervising company;

4. A testing and service company contract which provides maintenance, inspection, and testing per NFPA 72 for Household Fire Alarm Systems; and
5. Smoke detectors shall be installed in the locations specified in the uniform building code in affect at the time the Certificate of Occupancy was issued.
6. At least one (1) audible notification device (Horn/Bell) must be on each level of the structure and the sounder must be loud enough to be heard in each bedroom with the door closed (a min. of 70 decibels in the room).

If any of the 6 conditions listed above are not adhered to, it would be considered a violation of the fire code and would be required to be corrected prior to a certificate of compliance being issued

Note: Combination smoke and carbon monoxide detectors shall be permitted to be installed in fire alarm systems in lieu of smoke detectors, provided that they are listed in accordance with UL 268 and UL 2075

NOTE: Dwellings with existing fire detection and carbon monoxide systems installed through the building department (new construction/renovation and a certificate of occupancy was issued) must be maintained to the same level of the certificate of occupancy upon resale/lease. Any portion of an existing system not serviceable or repairable shall be replaced. *Battery operated smoke detectors are not acceptable replacements.
***Appointments are scheduled every 30 minutes – If the owner or agent is more than 10 minutes late the appointment must be rescheduled and is subject to a higher permit fee!**

Carbon Monoxide (CO) Alarms

The New Jersey Uniform Fire Code requires that a carbon monoxide alarm be installed in the area outside any bedrooms. If the hallways are long, more than one carbon monoxide alarm may be required. The alarm may be battery powered or plug in electric. It must be installed outside the bedrooms. If there are bedrooms on different levels, a carbon monoxide alarm must be installed at each level. Central station/low voltage carbon monoxide alarms are acceptable but must meet these requirements. They must be permanently mounted in the location specified by the manufacturers. Carbon monoxide alarms are not required if there are no fuel burning (natural gas, LP gas, fuel oil, wood coal) appliances (stove, boiler, furnace, wood stove, fire place) or the residence does not have an attached garage.

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Fire Extinguishers

The code requires a fire extinguisher be installed in the kitchen area or within 10 feet of the kitchen on the way to an exterior exit. It must be in a visible location, not in a closet or behind a door. The extinguisher must be permanently installed using the manufacturers supplied brackets. The fire extinguisher must be rated for residential use, consisting of an A:B:C type; Rated a minimum of 2A-10BC, be no larger than a 10 pound fire extinguisher, and have a date on the label that is within one year of this inspection. An older extinguisher meeting the rating requirements which has an up to date service tag from an approved fire extinguisher service company certifying it is in working condition is acceptable. **New extinguishers are not required to be serviced or tagged, as long as the seller or agent can provide proof of purchase or receipt.**

Example of a Service Tag



**1-A:10-BC
NOT Acceptable**



**2-A:10-BC - ABC Dry Chemical
ACCEPTABLE**



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EXAMPLES OF SMOKE DETECTOR & CO ALARM LOCATIONS

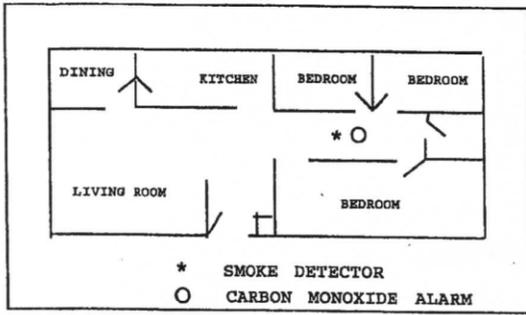


Figure 1

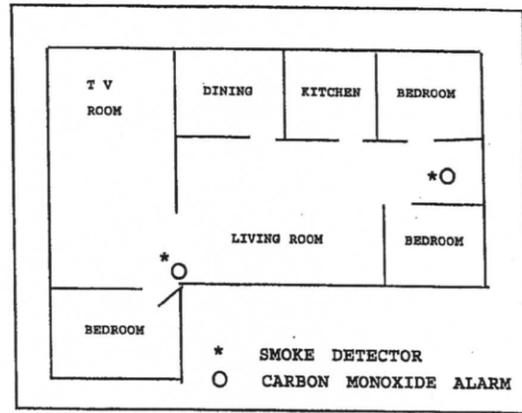


Figure 2

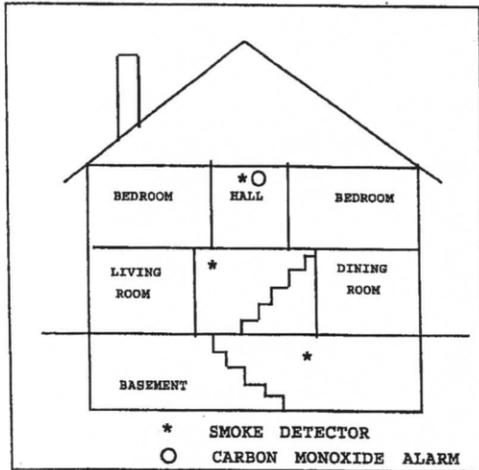


Figure 3

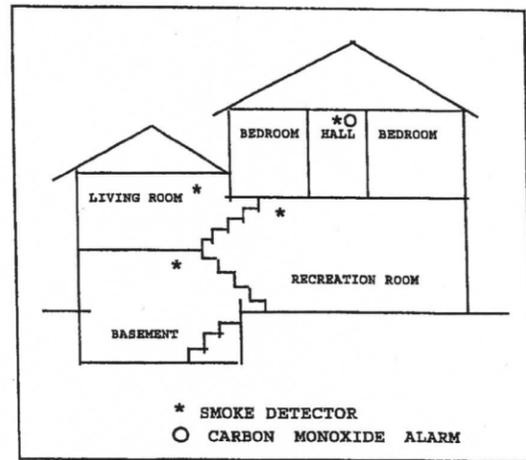


Figure 4

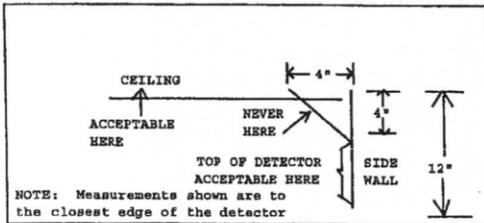


Figure 5

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RESIDENTIAL LOW VOLTAGE CENTRAL ALARM SYSTEM TEST REPORT

PROPERTY OWNER'S INFORMATION:

NAME:		STREET ADDRESS:	
CITY:	STATE	ZIP CODE:	PHONE:

ITEM / COMPONENT	YES / NO	NUMBER UNITS TESTED	N/A
1. Fire Alarm Panel Tested and found to be functional / Operational.			
2. All Smoke Detectors Tested & found to be functional / Operational.			
3. All Heat Detectors Tested & found to be functional / Operational.			
4. All Carbon Monoxide Detectors Tested & found to be functional / Operational			
5. All Visual Alarms Tested & found to be functional / Operational.			
6. All Manual Pull Stations Tested & found to be functional / Operational.			
7. All sounding devices - Bells or Horns Tested & found to be functional / Operational and located on each level of the structure.			
8. Supervisory Device Circuits Tested & found to be functional / Operational.			
9. Primary Power Circuit & Battery backup power Tested & found to be functional / Operational.			
10. Lamp(s) and LED(s) Tested & found to be functional / Operational.			

CERTIFICATION OF SYSTEM OPERATION

FIRE PROTECTION CONTRACTOR OR

SERVICING COMPANY: _____

ADDRESS: _____

CITY, STATE, ZIP CODE: _____

THE ABOVE REFERENCED COMPANY/REPRESENTATIVE HEREBY ACKNOWLEDGES THAT THEIR REPRESENTATIVES FOUND THE ABOVE TESTS AND/OR CONDITIONS UPON INSPECTION. AS A RESULT OF THE TESTS CONDUCTED, ALL SYSTEMS WERE FOUND TO BE OPERATING PROPERLY AND MEET COMPLIANCE WITH THE NEW JERSEY UNIFORM FIRE CODE.

PRINTED NAME: _____ LICENSE #: _____

SIGNED: _____ DATE: _____