

CHATHAM TOWNSHIP FIRE PREVENTION BUREAU (Z52)

58 Meyersville Road, Chatham, NJ 07928
Phone: (973) 406-0130 Fax: (973) 635-4002



**APPLICATION FOR RESIDENTIAL SMOKE
DETECTOR, CARBON MONOXIDE ALARM &
PORTABLE FIRE EXTINGUISHER INSPECTION**

FEE: \$ _____ CASH CHECK # _____ DATE: _____

INSPECTION REQUESTED FOR: RESALE REOCCUPANCY

Estimated Closing, Reoccupancy, or Moving Date: _____

PROPERTY INFORMATION		
BLOCK #:	LOT #:	YEAR BUILT:
STREET ADDRESS:		
This is a <input type="checkbox"/> Story Dwelling <input type="checkbox"/> with <input type="checkbox"/> without a basement		
Type of Smoke Alarm: <input type="checkbox"/> Single Unit(s) <input type="checkbox"/> Multi-station Interconnected <input type="checkbox"/> Low Voltage Central Electric/battery Electric/Battery Fire Alarm System		
OWNER INFORMATION		
OWNERS NAME:		TELEPHONE #: ()
STREET ADDRESS (if different from above):		
CITY / STATE / ZIP CODE		
EMAIL ADDRESS:		
PERSON TO CONTACT FOR INSPECTION INFORMATION		
NAME:		TELEPHONE #: ()

I hereby acknowledge, that the information given is correct, and that I am the owner, or duly authorized to act in the owner's behalf and as such hereby agree to comply with the applicable requirements of the New Jersey Uniform Fire Code relating to Residential Smoke Detectors. **I also certify that all smoke detectors are listed in accordance with ANSI/UL217; carbon monoxide alarms are listed in accordance with UL-2034; portable fire extinguisher listed by an approved agency and installed per NFPA and manufacturer's instructions.** As required by N.J.A.C. 5:70-2.3, the above referenced single or two family dwelling unit will be inspected for compliance with N.J.A.C. 5:70-4.19.

**FAILURE TO COMPLY BEFORE TRANSFER OF PROPERTY TITLE OR RE-OCCUPANCY WILL RESULT IN
PENALTIES OF UP TO \$500.00 FOR FIRST OFFENSE AND \$2,000.00 FOR SECOND OFFENSE.**

Signed _____ Title (if not owner) _____ Date _____

INSPECTION RECORD (LEA use only)

DATE:	PASS / FAIL	# OF DEVICES	REASON FOR FAILURE / COMMENTS

Inspected by: _____ Certification # _____

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Fee Schedule:

Certificate of Smoke Detector and Carbon Monoxide Alarm Compliance Fee. shall be based upon the amount of time remaining before the change of occupant is expected, as follows:

1. Requests for a CSDCMAC received more than ten (10) business days prior to property being sold (the closing date), leased (signing of the lease), or otherwise made subject to a change of occupancy for residential purposes: **\$100.00**.
2. Requests for a CSDCMAC received four (4) to ten (10) business days prior to property being sold (the closing date), leased (signing of the lease), or otherwise made subject to a change of occupancy for residential purposes: **\$150.00**.
3. Requests for CSDCMAC received fewer than four (4) business days prior to property being sold (the closing date), leased (signing of the lease), or otherwise made subject to a change of occupancy for residential purposes: **\$200.00**.
4. **Reinspection fees of \$50.00 will be charged for each additional inspection after the original CSDCMAC.**

THE LAW – NJAC 5:70 –2.3(a) States – Before any use group R-3 or R-4 (Single or 2 family) Structure is **SOLD, LEASED**, or otherwise made subject to **CHANGE OF OCCUPANCY** for residential purposes, the owner shall obtain a Certificate of Smoke Detector, Carbon Monoxide Alarm, and Portable Fire Extinguisher Compliance (CSDCMA), evidencing compliance with NJAC 5:70-4.19

SMOKE ALARM/DETECTOR REQUIREMENTS

TEST AND CLEAN YOUR SMOKE ALARMS/DETECTORS BEFORE YOUR SCHEDULED INSPECTION DATE. CHECK TABLE BELOW TO ENSURE YOUR SMOKE ALARMS/DETECTORS MEET THE MINIMUM REQUIREMENTS.

There are different types of smoke alarms/detectors

1. Battery operated smoke alarms/detectors
2. Electric smoke alarms/detectors
3. Electric smoke alarms/detectors with interconnection
4. Electric smoke alarm/detectors with interconnection and battery back-up

The type of smoke alarm/detectors required for a CSDCMA will depend on the type of smoke alarm/detectors that were required at the time of original construction. Replacing electric smoke alarms/detectors with battery-operated smoke detectors is **NOT** permitted. Defective interconnected smoke alarms/detectors must be replaced with compatible alarms/detectors or in the alternative; all interconnected alarms/detectors must be replaced to meet the requirements of CSDCMA.

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HOUSES BUILT/RENOVATED

MINIMUM REQUIREMENTS FOR CSDCMAPFEC

Prior to January 1977

Battery operated smoke alarms/detectors on all levels.

January 1977-September 1978

Electric smoke alarms/detectors on sleeping levels.
Battery operated smoke alarms/detectors on all other levels

October 1978-January 1983

Electric smoke alarms/detectors on sleeping & basement level
Battery operated smoke alarms/detectors on all other levels

February 1983-July 1984

Electric smoke alarms/detectors on all levels.

August 1984-February 1991

Electric smoke alarms/detectors on all levels.
All alarms/detectors must be interconnected.

March 1991-Present

Electric smoke alarms/detectors on all levels & inside each Bedroom. All alarms/detectors must be interconnected and equipped with battery backup.

NOTE: Household fire alarm systems installed in accordance with NFIPA 72 that include smoke alarms, or a combination of smoke detector and audible notification device installed as required by this section for smoke alarms shall be permitted. **The household fire alarm system shall provide the same level of smoke detection and alarm as required by this section for smoke alarms in the event the fire alarm panel is removed or the system is not connected to a central station.**

*******IMPORTANT! Chatham Township Fire Prevention will NOT test Low Voltage, Central Station fire alarm systems. Many of these systems do not meet the CSDCMAPFEC requirements. Your alarm service company must test/certify them using an NFPA approved form. *******

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- A smoke detector is required on every building level.

EXCEPTION: Split levels where you may omit a half-level, but not two adjacent half levels, and not if there is an intervening door between the levels. The lowest level and all levels with bedrooms must have smoke alarms.

- A smoke detector is required within 10 feet of every bedroom door. If a level has more than one sleeping area, smoke detectors are required on each sleeping area within 10 feet of every bedroom door.
- The smoke detector installed on the basement level and all levels without a sleeping area must be located in close proximity to the stairway leading to the floor above.
- Smoke detectors must be properly mounted and secured to the ceiling or wall. Smoke detector base must be flush with the ceiling/wall.
- All smoke alarms must be UL listed or equivalent and must have a test button.
- Common area hallways and stairways in two-family houses must have smoke detectors at each landing.

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Smoke detectors are **NOT** permitted:

- Within 5 feet of a kitchen (cooking vapors)
- Within 3 feet of an attic fan or the tip of the ceiling fan blades.
- Within 3 feet of the door leading to a bathroom containing a tub or shower (steam)

Exception: Photoelectric type smoke detectors may be within 3 feet of bathroom.

- Within 3 feet of an air vent (supply or air flow)
- Within 1 foot of a light fixture
- Within the "dead air space" where the wall meets the ceiling (ceiling detectors must be at least 4" from wall, wall mounted detectors must be at least 4" and no more than 12" from ceiling)
- Smoke detectors are not permitted to be painted

ADDITIONAL INFORMATION:

- If an addition is added to the structure the entire structure is required to be upgraded to the latest code requirements in effect at the time of the new construction.
- Ceiling mounting of smoke detectors is best. 6 Inches of clearance are required around smoke detectors for better air current and detection of smoke
- Smoke detectors are **NOT** required in crawl spaces.

ALL CARBON MONOXIDE ALARMS

1. **MUST** be installed in all single- or two-family dwelling unit(s) that contain a fuel-burning device or have an attached garage.
2. Single station carbon monoxide alarms shall be installed and maintained in the immediate vicinity of the sleeping area(s). **The alarm MUST be within 10 feet of every bedroom door.**
3. Carbon monoxide alarms may be battery-operated, hard-wired or of the plug-in type and shall be listed and labeled in accordance with UL-2034 and shall be installed in accordance with the requirements of NJAC5:70-4.19 and NFPA-720.

FIRE EXTINGUISHERS

5:70-4.19 (e) At least **one portable fire extinguisher** shall be Installed In all one-and two-family detached dwellings upon change of occupancy. For purposes of this section. "Portable fire extinguisher" shall mean a portable device, carried and operated by hand, containing an extinguishing agent that can be expelled under pressure for the purpose of suppressing or extinguishing fire, and which is:

1. Listed, labeled, charged and operable;
2. The fire extinguisher must have a valid service tag indicating the extinguisher has been serviced within the past year
 - Exception: A new extinguisher (purchased within 6 months) with the original receipt taped to the extinguisher.
4. Rated for residential use consisting of an **ABC type, Rated 2A - 10BC or larger**;
5. No smaller than a **2 ½** - pound or no larger than a **10-pound** rated extinguisher
6. **On hangers, or in brackets** supplied by the manufacturer;
7. Within **10 feet of the kitchen area**, unless otherwise permitted by an enforcing agency;
8. Located with the top of the extinguisher **not more than five** feet (1.53 meters) above the floor;
9. **Visible and in a readily- accessible** spot, free from blocking by furniture, storage, equipment and other items;

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10. **Near a room exit or travel way that provides an escape route to the exterior;**
11. Accompanied by an owner's manual or written information regarding the operation, inspection, and maintenance of the extinguisher; and
12. Installed so the operating instructions shall be clearly visible.

(f) **Exception:** Portable fire extinguishers shall not be required for seasonal summer units. For purposes of applying this exception, "seasonal summer unit" shall mean a dwelling unit rented for a term of not more than 125 consecutive days for residential purposes by a person having a permanent residence elsewhere, but shall not include use or rental of living quarters by migrant, temporary or seasonal workers in connection with any work or place where work is being performed.

Placement of Smoke Detectors and Carbon Monoxide Detectors

