

**Township of Rochelle Park**  
**Bureau of Fire Code Enforcement**  
Office (201) 587-7750

Application for One and Two Family Dwelling  
Certificate of Smoke Detector / Carbon Monoxide Alarm  
Compliance & Requirements for Fire Extinguisher Placement

Please contact Anne at Rochelle Park Bureau of Fire Code Enforcement [rpfpaa@gmail.com](mailto:rpfpaa@gmail.com)

Date: \_\_\_\_\_

Fee: \$75.00 \$125.00 (see page 3)

\*\*\*Make check payable to: Township of Rochelle Park\*\*\*

\*\*Payment must accompany application\*\*

Name of Property Owner: \_\_\_\_\_

Address of Property: \_\_\_\_\_

Daytime Phone #: \_\_\_\_\_ Home \_\_\_\_\_ Cell \_\_\_\_\_

Email: \_\_\_\_\_

Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Closing Date: \_\_\_\_\_

Sale: \_\_\_\_\_ Rental: \_\_\_\_\_

Type of Detectors: Battery / Hardwired / Plug-in / Central Station Monitored  
(Circle all that apply)

Realtor's Name: \_\_\_\_\_

Agency / Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Seller's Attorney: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

-----For Official Use Only-----

Application # \_\_\_\_\_ Check # \_\_\_\_\_ Bldg. Dept. Notified: \_\_\_\_\_

(Office use only)

Date: \_\_\_\_\_ Day: \_\_\_\_\_ Time: \_\_\_\_\_

-----

## **REGULATIONS / LAW:**

Pursuant to the Uniform Fire Safety Act; P.L. 1983, c.383 (N.J.S.A. 52:27D-192 et seq.,) Before any residential structure, unit, condo or townhouse is **sold, leased** or otherwise made subject to a **change of occupancy** for residential purposes, the owner shall obtain a Certificate of Smoke Detector / Carbon Monoxide Alarm Compliance evidencing the compliance with regulation N.J.A.C. 5:70-4.19. / N.J.S.A. 52:27D-198.1 and Township Ordinance 102.9

## **VIOLATIONS & PENALTIES:**

Any owner who does not comply with the requirements shall be subject to a fine of less than \$200.00 and not more than \$1,000.00, which may be collected by the local enforcing agency.

## **CERTIFICATES:**

Must be signed by the Fire Official, therefore the following will apply:

**Issuance:** Certificate will only be provided to the applicant via email or regular mail.

**Expiration of Certificate:** If the change of Owner or Occupant does not occur within six (6) months, a new application shall be required.

## **REQUIREMENTS:**

For existing one and two family dwellings, Smoke Detector(s) shall be either battery operated and/or hardwired, Carbon Monoxide Alarm(s) shall be either battery operated and/or hardwired, or plug-in type.

**Smoke Detectors:** Shall be installed at the base of each stairway on each level of the structure (including basement) and outside each separate sleeping area in the immediate vicinity of the bedrooms (within ten feet of each bedroom door) and not closer than 3-5 feet to any air register or bathroom door. Shall be a photoelectric type if closer than 3-5 ft. of a bathroom or kitchen.

**Carbon Monoxide Alarms:** Shall be installed within 10 feet outside of every bedroom, and may be battery-operated, hard-wired or of the plug-in type.

**Installation and Maintenance:** Smoke detectors shall be located in accordance with the National Fire Protection Association (NFPA) Standard 74-1984. All carbon monoxide alarm(s) shall be installed per NFPA 720, (see attached diagram) and meet all the requirements of UL Standard 2034. ***All smoke detectors and carbon monoxide alarms shall be installed and maintained in working order at all times.***

**Central Station Test** A (certified) fire alarm central station test document shall be required in addition to a field inspection. A Certificate of Inspection will be issued upon meeting all code requirements, including payment of fee(s). (Required only if applicable).

### **Fire Extinguishers:**

- At least one portable fire extinguisher shall be installed in all one and two family dwellings (except seasonal rental units) upon change of occupancy.
- The extinguisher must be rated for residential use consisting of an **ABC type**.
- The extinguisher shall be listed, labeled, charged, and operable.
- The size shall be no larger than a **10 lb.** rated extinguisher.
- The hanger or brackets supplied by the manufacturer must be used if installed on a wall (**optional**) otherwise shall be placed on the counter top.
- 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 and escape route to the exterior.
- The extinguisher must be installed with the operating instructions clearly visible.

**Scheduled Inspections: Email to schedule [rpfpaa@gmail.com](mailto:rpfpaa@gmail.com)**

**Fee:** The application fee for a certificate of smoke detector / carbon monoxide alarm compliance shall be based upon the amount of time remaining **before** the change of ownership or occupant is expected as follows:

- Applications received prior to 5 calendar days before change of occupancy \$75.00
- Applications received 4 days or less before change of occupancy \$125.00
- Re-inspection fee \$35.00

**Vacant Buildings:** No inspector will be permitted to enter any premises unless accompanied by an occupant, owner, tenant, agent, etc.