

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 amohring@rochelleparknj.gov

Date of Application: _____

Closing 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: _____

Phone # (person on site the day of inspection): _____

Email (contact person): _____

Block: _____ Lot: _____

Sale: _____ Rental: _____

(Check One)

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

Realtor's Name: _____

Phone: _____ Email: _____

*The information on this document may be utilized by this office to communicate potential changes in scheduling
Of inspections, code changes, recalls, etc...*

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

Application # _____ Check # _____ Bldg. Dept. Notified: _____

Date: _____ Day: _____ Time: _____ Inspector: _____

REGULATIONS / LAW:

Pursuant to the Uniform Fire Safety Act; P.L. 1983, c.383 (N.J.S.A. 52:27D-192 et seq.,) and Rochelle Park Ordinance No. 102-9. 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 alarm, carbon monoxide alarm, and portable fire extinguisher compliance CSACMAPFEC, evidencing compliance with regulation N.J.A.C. 5:70-4.19 and N.J.S.A. 52:27D-198.1.

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.

SMOKE DETECTOR REQUIREMENTS:

- Smoke detectors that were required to be installed due to original construction, renovation, alteration or additional that were hard-wired and or hard-wired and interconnected are required to be maintained as such for the life of the structure.
- Those structures that are not required to be hard-wired, can have battery operated devices or Central Station Monitoring System.
- Smoke detectors shall be located in accordance with the (NFPA) National Fire Protection Association Standard 74-1984.
 1. 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.
 2. Proof of **END OF LIFE** will be required if device is more than **7 years old**. If date is not provided by manufacturer on the device, you will be required to replace it unless you can provide documentation that it's expiration has not come to an end.
- Ten-year sealed battery-powered single station smoke alarms shall be installed and shall be listed in accordance with ANSI/UL 217, incorporated herein by reference. However, A/C-powered single or multiple-station smoke alarms installed as part of the original construction or rehabilitation project shall not be replaced with battery-powered smoke alarms. ***The effective date of this subsection shall be January 1, 2019.***

CARBON MONOXIDE ALARMS REQUIREMENTS:

- All carbon monoxide alarm(s) shall be installed per NFPA 720 and meet all the requirements of UL Standard 2034.
 1. Shall be installed within 10 feet outside of every bedroom within the structure, and may be battery-operated, hardwired or of the plug-in type.
 2. It must be installed in the immediate vicinity outside of the bedroom.

CENTRAL STATION TEST:

- A (certified) fire alarm central station test document shall be required in addition to a field inspection.

FIRE EXTINGUISHERS: A portable fire extinguisher shall be installed in accordance with the following:

1. The extinguisher shall be within 10 feet of the kitchen and located in the path of egress;
2. The extinguisher shall be readily accessible and not obstructed from view;
3. The extinguisher shall be mounted using the manufacturer's hanging bracket so the operation instructions are clearly visible;
4. The extinguisher shall be an approved listed and labeled type with a minimum rating of 2A-10B:C and no more than 10 pounds;
5. The owner's manual or written operation instructions shall be provided during the inspection and left for the new occupant.
6. The extinguisher shall be serviced and tagged by a certified Division of Fire Safety contractor within the past 12 months or the seller must have a receipt for a recently purchased extinguisher; and
7. The top of the extinguisher shall not be more than five feet above the floor.

SCHEDULING INSPECTIONS:

To schedule an inspection after dropping off application and fee please email Anne at amohring@rochelleparknj.gov. Our office is a part time office and there is not always someone available to answer your phone calls.

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

ENTRY INTO STRUCTURE:

No inspector will be permitted to enter any premises unless accompanied by an owner, tenant, realtor or agent that is at least 18 years of age. **Proof of age will be required by a driver's license only.**

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.