

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 Lisa at Rochelle Park Bureau of Fire Code Enforcement at awells@rochelleparknj.gov

Date of Application: _____ Closing Date: _____

Fee: \$75 \$125 (see page 4)

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 # _____ Building Dept. Notified: _____

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

Rochelle Park Bureau of Fire Code Enforcement

155 W. Passaic Street, Rochelle Park, New
Jersey 07662
(Tel) 201-587-7750 (Fax) 201-587-0102

Bureau of Fire Code Enforcement

Darryl DeMott, Bureau Chief

Awells@rochelleparknj.gov

REQUIREMENTS for the CSDCMAPFEC (Home/Apartment/ Condo Sale and Rental Inspections)

Pursuant to the Uniform Fire Safety Act; P.L. 1983, c.383 (N.J.S.A. 52:27D-192 et seq.,) all R-2 & R-3 use groups (one- or two-family property - home or apartment), shall be inspected prior to the closing and change of its occupancy (sale or rental). The owner shall obtain a Certificate of Smoke Detector / Carbon Monoxide Alarm Compliance evidencing compliance with regulation N.J.A.C. 5:70-4.19. / N.J.S.A. 52:27D-198.1. The Township of Rochelle Park requires one- & two-family homes, apartments or condos that are being sold or rented to be inspected prior to the sale or change of occupancy (Township Code 102-9(C)). This is often referred to as the "Home Sale Inspection." Failure to do so is unlawful and could subject the property owner to a penalty/fine.

The **SELLER** shall provide:

SMOKE DETECTORS

Smoke detectors must be installed in accordance with the National Fire Protection Association (NFPA) Standard 74-1984. Smoke detectors shall be installed in the basement and on each habitable floor. Unfinished attics do not require a smoke detector. Any floor containing a bedroom(s) must have a smoke detector placed within 10 feet of the **outside or exterior** of the doorway to the bedroom. One detector can provide protection to multiple rooms as long as the distance requirement is met. The detector(s) can also satisfy the floor requirement. **Special Note:** As of 1/1/19, **any individual battery powered detectors MUST contain a 10 year sealed lithium battery. All smoke detectors are required to be less than 10 years old and must be listed (see example below) by Underwriters Laboratory (UL).**



CARBON MONOXIDE DETECTORS

Carbon Monoxide (CO) detectors **must** be located within 10 feet of the bedrooms (must be **outside** the bedroom) and may be battery-operated, hard-wired or of the plug-in type. Though not required, we do recommend having Carbon Monoxide detectors on all floors. **All Carbon Monoxide detectors are required to be less than 10 years old and must meet the requirements of Underwriters Laboratory (UL) standard 2034.**

HARD-WIRED SMOKE or SMOKE/CO DETECTORS

Hard-wired individual smoke or combination smoke/CO detectors that are already installed will need to be maintained as installed and cannot be removed/replaced with 10 year sealed battery detectors. **All hard-wired and/or interconnected detectors are required to be less than 10 years old. If you have hard-wired smoke detectors, you cannot revert back to battery operated detectors**

MONITORED ALARM SYSTEM

Prior to the Home Fire Inspection being scheduled and performed, the **homeowner/seller** will need to have the fire alarm system tested/serviced. The Fire Prevention Bureau will need a report and/or letter from the fire alarm company stating that the system has been tested/serviced within the last 60 days. This same report will certify that the system detectors are less than 10 years old and in proper operating condition. The alarm report will expedite the entire home fire inspection and make it considerably easier for the **homeowner/seller**. This alarm report will need to be available to the inspector on the day of the inspection. The report can be sent ahead of time as well.

ADDITIONAL PROTECTION

Additional detectors throughout the house are fine and recommended, but can only supplement, not replace or be in lieu of, the required detectors described above.

FIRE EXTINGUISHER

1. The fire extinguisher shall be a **TYPE 2A:10BC** rating, and weigh no more than 10lbs.
2. The fire extinguisher shall be listed, labeled, charged, and operable
3. The fire extinguisher is required to be **MOUNTED** in a **VISIBLE** and **READILY ACCESSIBLE** (**NOT** in a stairwell, closet, cabinet, or blocked by furniture/storage/other items).
4. The location is to be in, or within 10 feet of the kitchen.
5. The location should be near a room exit or travel path that provides an escape route to the exterior.
6. The required mounting height of the extinguisher is a minimum bottom height of 4" off the floor and a maximum top height of 60" above the floor. (Average adult chest height is recommended).
7. The fire extinguisher must be installed with the operating instructions clearly visible.
8. **As of 7/1/18:** Fire extinguishers that are new shall be accompanied by a receipt of purchase. Older extinguishers shall be tagged by a fire protection company showing that the unit has been inspected within the past year. **Please note – a “Kitchen” extinguisher TYPE BC will not satisfy the code requirement.**

SCHEDULING

Call or email to schedule (201) 587-7750 / Awells@rochelleparknj.gov

FEES

An inspection fee of \$50.00 is required for EACH inspection necessary to complete your certification. A higher fee of up to \$125 may apply. **The fee is determined by the number of business days between the date we receive your request and the closing date (see the application page for number of days/fees).** Failure to pass the inspection will require a re-scheduling and an additional re-inspection fee of \$50. Inspection must be paid for prior to inspection date. Checks will be made payable to: **The Township of Rochelle Park. No cash will be accepted.**

CERTIFICATION

All certificates must be signed by the Bureau Chief.

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



1A10BC

2A10BC

National Fire, LLC
 (877) 666-3647
 HARRISBURG, PA 17110
 www.nationalfire.com
 (717) 484-6341
 HARRISBURG, PA 17110

DO NOT REMOVE By Order of the Fire Marshall
For City, State and Fire Insurance Inspection

FULL WT. _____
 D.O.T. CERT# _____

Your Business Name
 Address, City, ST 12345
 000-000-0000

NEW JERSEY PERMIT NO.: P _____
 SERVICED BY _____

- ABC (DRY CHEM)	LOADED STREAM •
- BC (DRY CHEM)	PURPLE K (PK) •
- CARBON DIOXIDE	HALON 1211 •
- AFFF/FFFP	HALOTRON •
- CLASS D	INERGEN •
- FE-13	CLASS K •
- FE-36	FM200 •
- SYSTEM	ALARM •
- FIRE HOSE	WATER •
- SPRINKLER	BACKFLOW •
- HALON 1301	WET CHEM •
- WATER MIST	CLEAN AGENT •

2011 2012 2013

VOID 1 YR FROM MO. PUNCHED SYSTEMS & MOIS.

SERVICED			NFW			RECHARGED		
JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT
OCT	NOV	DEC						

Incorrect size

Correct Size

Example of Tag

These are 2 types of fire extinguishers available on the market today.

Please make sure you install a **2A-10B:C** model, which is the requirement in the State Of New Jersey for change of occupancy of a residence.

The extinguisher shall be serviced and tagged (example of tag above) 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.

The extinguisher must be mounted within the kitchen or within 10 feet of the kitchen, not in a cabinet or behind any doors. There are no exceptions.