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## Township of Rochelle Park

### Fire Prevention Bureau

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## **Rochelle Park Fire Prevention Home Resale Fire Inspection Application**

Applications and the appropriate fee are to be submitted to the Rochelle Park Bureau of Fire Code Enforcement.

As of April, 2025, pursuant to Assembly Bill A3894, the requirement for a portable fire extinguisher during a CSACMAPFEC inspection is no longer required. The Bureau of Fire Code Enforcement still highly recommends the installation of such extinguisher, but it is not mandatory.

As of October, 2024, the Bureau of Fire Code Enforcement is no longer reaching out to homeowners or authorized representatives to schedule inspections. It is the responsibility of the person submitting the application to contact the email (below) to schedule the inspection.

To schedule your inspection, contact the Rochelle Park Bureau of Fire Code Enforcement through email or phone after submitting your application:

(201)-587-7750

Lruff@rochelleparknj.gov

**\*Vacant Properties** - Vacant properties must be scheduled. The inspection must be conducted with a property representative present. Bureau of Fire Code Enforcement employees will NOT enter a vacant property without a representative. If there is no representative present at time of inspection a re-inspection and the associated fee must be scheduled and paid for.

If you have any questions or are unsure about the code requirements, please reach out to the Bureau either through email or by phone

### Contents:

#### I: Inspection Requirements

- A: Smoke Alarm
- B: Smoke Alarm Installation
- C: Carbon Monoxide Detector

#### II: Application

# I. Inspection Requirements

## A. Smoke Alarms

- Smoke alarms, whether battery powered or hard wired, shall be less than ten (10) years old at the date of resale.
- Smoke alarms have a ten (10) year life from the date of manufacture. If your alarm does not have a date of manufacture, it is greater than the ten (10) year life and will need to be replaced. This applies to both battery and hard wired smoke alarms.
- ***Effective Jan. 1, 2019:*** Single station battery operated alarms must be replaced with Ten-year sealed battery powered alarms per N.J.A.C. 5:70 – 4.19 regardless if the currently installed alarms are less than ten (10) years old.
- Alarms adjacent to or in vicinity of bedroom(s) shall be within ten (10) feet of bedroom(s),
- Alarms shall be either battery powered or hardwired, in accordance with the stated requirements depending on the year your house was built.
- Hard wired and/or interconnected smoke alarms installed in homes constructed after January 1977 shall be maintained in working order.

**Please identify the year the dwelling was constructed and/or underwent major modifications to see requirements for Smoke alarms:**

- **Before 1977:** Battery powered alarm in hall adjacent to bedroom(s).
- **1977 – 1980:** Hard wired alarm in hall adjacent to bedroom(s), battery powered alarm on remaining level(s).
- **1981 – 1983:** Hard wired, interconnected in hall adjacent to bedroom(s) and basement, if applicable.
- **1984 – 1990:** Hard wired, interconnected alarms on all levels.
- **1991:** Hard wired, interconnected alarms in all bedrooms, in vicinity of bedroom(s), and on all levels.
- **1992 – Present:** Hard wired, interconnected alarms in all bedrooms, in vicinity of bedroom(s), and on all levels with battery powered back-up.

### **Homestead**

The original installed smoke detector system shall be maintained in working order.

- The original installed smoke detector system must be inspected as required below under the “Integrated Alarm System” subsection.
- The seller can apply for U.C.C. construction permits through their Local Municipalities Construction Office to upgrade the alarm system to the most current requirements (see above) of N.J.A.C. 5:70-4.19

### **Integrated and/or Monitored Alarm Systems**

- Integrated alarm systems are systems that contain several different parts that work together to protect you and your property
- Homes with integrated systems (such as Homestead & Country Walk) must provide documentation of certification from the respective alarm company dated no more than 30 days prior to the Inspection.

## **B. Placement of Smoke Alarms**

**Basement:** The basement smoke alarm shall be installed in the basement, within ten (10) feet of the stairway. The alarm shall not be located in the stairway. If installed on an open joist ceiling, the alarm shall be placed on the bottom of the joist. For finished ceilings see note below. Crawlspace are excluded.

**Living area and/or First Floor:** The living area smoke alarm shall be installed in the living room and/or near the stairway leading to the upper level. The alarm shall not be located in the stairway.

**Bedroom area:** The bedroom area smoke alarm shall be located in the hall outside of the bedroom(s), within ten (10) feet of any bedroom door. In dwellings with more than one (1) bedroom area or with bedrooms on more than one (1) floor, an alarm is required within ten (10) feet of each bedroom.

**Attic:** If the attic is finished, the smoke alarm shall be located inside the attic. The alarm shall be mounted as indicated in the note below. If the attic is unfinished, no alarm is required.

### **NOTES**

- Smoke alarms shall be mounted on the ceiling at least four (4) inches from the wall, or on the wall with the top of the alarm not less than four (4) inches or more than twelve (12) below the ceiling at its highest point.

## **C. Carbon Monoxide (CO) Detector**

*All dwellings that contain fuel-burning devices or an attached garage shall have a carbon monoxide detector centrally located outside of each separate sleeping area, within ten (10) feet of the bedroom(s). Detectors shall be less than seven (7) years old at the date of resale.*

- Detectors are required if there is an attached garage or a fuel-burning device (i.e. wood fireplaces, propane and/or natural gas appliances)
- Detectors must be located in the hallway outside of each separate sleeping area
  - Detectors must be within ten (10) feet of each bedroom
    - If a single detector does not meet the ten (10) foot requirement for every bedroom, multiple detectors will be required.
- Detectors can be any of the following:
  - Plug in
  - Battery operated
  - Hard wired
  - Combination (Smoke & CO)
- Stand-alone detectors shall be less than seven (7) years old at the resale date
  - Combination detectors will be less than ten (10) years old at the resale date

**D. SECONDARY POWER SOURCE REQUIREMENTS:**

- A secondary power source may include permanently installed internal combustion generators, solar panels, battery storage systems, or any other supplemental source of electrical energy to the primary power supply. (Not portable generators)
- A label shall be installed within 18 inches of the main electrical panel and electrical meter warning of the dangers associated with secondary power sources.
- The label must be marked with the wording similar to “CAUTION: MULTIPLE SOURCES OF POWER.” and may not be handwritten. A label compliant with ANSI Z535.4 will meet the requirements of this law. An example of such label is shown below



Received by RFPF: \_\_\_\_\_

## II. Application

PRINT LEGIBLY

Inspection Scheduled: \_\_\_\_\_

### Application for Certification of Smoke Alarm & Carbon Monoxide Detector Compliance

Block \_\_\_\_\_ Lot \_\_\_\_\_ This is a \_\_\_\_\_ story dwelling with without a basement

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

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

I, \_\_\_\_\_, certify that I am the owner or an authorized representative of the owner of the dwelling at the above referenced location. I further certify that this dwelling meets the minimum New Jersey Fire Code requirements listed in this application.

Year Built: \_\_\_\_\_

Anticipated Closing Date:

- Property is currently:  Occupied  Vacant
- Contact Fire Prevention ASAP should the anticipated closing date change.
- Incomplete applications shall be rejected.

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

**Inspection Fees - Application submitted to anticipated closing date**

Garden Apt > 5 calendar days \$50       All other occupancies > 5 calendar days \$75

ALL occupancies < 4 business days \$125

*The inspection fee is not refundable. Any re-inspection fee(s) issued will be equal to the initial fee paid. The application is valid for six months. If an inspection does not occur within six months, a new application shall be required. Once issued, the certificate is non transferable. If the Change of Occupancy does not occur within six months, a new certificate application shall be required.*

### DO NOT FILL OUT ANY INFORMATION BELOW – OFFICE USE ONLY

- Smoke Detectors (In compliance with N.F.P.A. 72) meet the quantity, type, location requirements, and are all in working order.
- Carbon monoxide detector(s) present (within ten feet of sleeping area)
- Secondary Power Source is labeled (If Applicable)

Date of Inspection: \_\_\_\_\_  
Inspector Name: \_\_\_\_\_  
Certificate # \_\_\_\_\_

Date of Re-Inspection(s): \_\_\_\_\_  
Certification Date: \_\_\_\_\_  
Signature \_\_\_\_\_

Fee Paid \$ \_\_\_\_\_ Chk # \_\_\_\_\_ Re-inspection Fee(s) Issued \_\_\_\_\_