



# FRANKFORD TOWNSHIP FIRE PREVENTION BUREAU

151 US Highway 206, Augusta, NJ 07822 • 973-948-5566 • Fax 973-948-0943

## Certificate of Smoke Detector, Carbon Monoxide Alarm and Fire Extinguisher Compliance

N.J.A.C. 5:70-2.3 Certificate of smoke alarm, carbon monoxide alarm, and portable fire extinguisher compliance  
(a) Before any one- and two-family or attached single family structure 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 5:70-4.19, from the appropriate enforcing agency.

<b>Property Address:</b> _____ (Including Basement)	<b>Block:</b> _____	<b>Lot:</b> _____
<b>Number of Levels:</b> _____	<b>Number of Bedrooms:</b> _____	<b>Year Built:</b> _____
<input type="checkbox"/> Sale <input type="checkbox"/> Rental <b>Date of Closing or Change of Occupancy:</b> _____		

**OWNER (Seller)** (please print clearly)

**Name:** \_\_\_\_\_

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

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

Certificate will be emailed to above address

**AUTHORIZED AGENT/REAL ESTATE AGENT** (if agent will be responsible for scheduling inspection)

**Name:** \_\_\_\_\_

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

_____	_____
Signature of Homeowner	Signature of Authorized Agent

**Applications received more than 10 days prior to the closing/change of occupancy: \$75.00**

**Applications received fewer than 10 days prior to the closing/change of occupancy: \$100.00**

**Re-inspection Fee: \$50.00**

**Make checks payable to: Frankford Township Fire Prevention. Payment must be submitted with application.**

### OFFICIAL USE ONLY

<b>Payment Amount:</b> _____	<input type="checkbox"/> Cash	<input type="checkbox"/> Check # _____	<b>Date:</b> _____	<b>Collected By:</b> _____
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## **SMOKE ALARM REQUIREMENTS**

**TEST AND CLEAN YOUR SMOKE ALARMS BEFORE INSPECTION DATE**

**CHECK BELOW INFORMATION TO ENSURE YOUR SMOKE ALARMS MEET MINIMUM REQUIREMENTS**

There are different types of smoke alarms –

1. Battery operated smoke alarms-must be 10 year sealed, non-replaceable, battery type
2. Electric smoke alarms – must be dated within 10 years
3. Electric smoke alarms with interconnection – must be dated within 10 years
4. Electric smoke alarms with interconnection and battery backup – must be dated within 10 years

Low Voltage Central Alarm Systems –

Many homeowners have installed either at the time of construction or at a later point, a low voltage hardwired or wireless fire detection system, which is acceptable under the Code. **This inspection must be done by an alarm company or an electrician certified by the state of NJ. An NFPA 72 report is required to be submitted to the Fire Official.**

The type of smoke alarms required for a Certificate of Smoke Alarm, Carbon Monoxide Alarm and Fire Extinguisher Compliance will depend on the type of smoke alarms that were required at the time of original construction. **Replacing electric smoke alarms with battery-operated smoke alarms is not permitted.** Defective interconnected smoke alarms must be replaced with compatible alarms or, when not possible, all interconnected alarms must be replaced to meet the requirements of the Compliance Certificate.

### **HOUSE BUILT/RENOVATED:**

### **MINIMUM REQUIREMENTS:**

Prior to January 1977

Battery operated smoke alarms on all levels-sealed battery type.

January 1977 – September 1978

Electric Smoke Alarm on each sleeping level. Battery operated Smoke Alarm on all other levels-sealed battery type.

October 1978 – January 1983

Electric Smoke Alarms on sleeping level and basement. Battery Operated Smoke Alarms on all other levels-sealed battery type.

February 1983 – July 1984

Electric Smoke Alarms on all levels.

August 1984 – February 1991

Electric Smoke Alarms on all levels. All Smoke Alarms must be interconnected.

March 1991 – Present

Electric Smoke Alarms on all levels and inside each bedroom. All Smoke Alarms must be interconnected. All Smoke Alarms must be equipped with battery back-up.

- A smoke alarm is required within 10 feet of every bedroom door. If a level has more than one sleeping area, smoke alarms are required in each sleeping area.
- The smoke alarm 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 alarms must be properly mounted and secured to the ceiling or wall according to manufacturer specifications.
- **All smoke alarms must be listed in accordance with ANSI/UL 217 or equivalent and must have a test button.**
- Common area hallways and stairs in two-family houses must have a smoke alarm at each landing.
- Attics with walk up stairs are required to have smoke alarm.

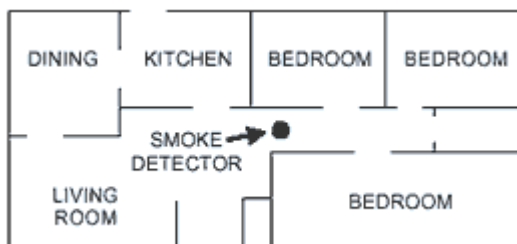
**Smoke alarms are NOT permitted:**

- Within 5 feet of a kitchen (cooking vapors)  
**Exception:** photoelectric type smoke alarms may be within 5 feet of a kitchen.
- Within 3 feet of an attic fan or the tips of a ceiling fan blades.
- Within 3 feet of the door leading to a bathroom containing a tub or shower (steam).  
**Exception:** Photoelectric type smoke alarms may be within 3 feet of a bathroom.
- Within 3 feet of an air supply vent (supply or air flow).
- Within 1 foot of a light fixture.
- Within the “dead air space” where the wall meets the ceiling (ceiling smoke alarms must be at least 4” from the wall, wall mounted smoke alarms must be at least 4” and no more than 12” from the ceiling).
- Smoke alarms are NOT permitted to be painted.

## RECOMMENDED LOCATIONS

### Centralized Bedrooms

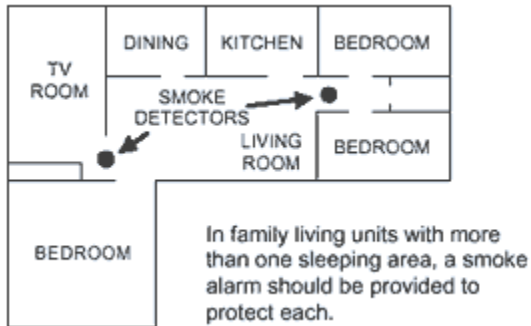
Shall have a minimum of (1) smoke detector and (1) carbon monoxide detector within (10) feet of each sleeping area. (Combo units are acceptable)



A smoke alarm should be located between the sleeping area and the rest of the family living unit.

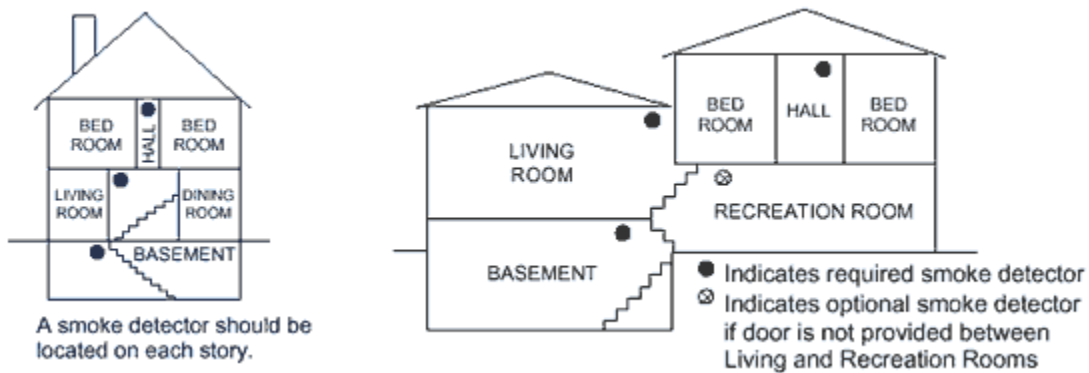
## Non-Centralized Bedrooms

Shall have a minimum of (1) smoke detector and (1) carbon monoxide detector within (10) feet of each sleeping area. (Combo units are acceptable)



## Multi-Level Homes:

Shall have a minimum of (1) smoke detector on each level. If there are multi-level bedroom, (1) carbon monoxide detector required within (10) feet of each sleeping area.



## CARBON MONOXIDE ALARM (CO) REQUIREMENTS

A Carbon Monoxide Alarm is required in all 1 and 2 family dwellings that contain any fuel-burning device/appliance or have an attached garage.

Carbon Monoxide Alarm must meet the following requirements:

- May be electric operated or battery operated.
- Must be installed on each sleeping level.
- Must be installed in hallway within 10 feet of every bedroom door.
- Combination smoke/carbon monoxide alarms must be installed meeting the requirements for a smoke detector.
- Must be UL listed or equivalent.

## FIRE EXTINGUISHER REQUIREMENTS

- A portable fire extinguisher shall be installed in accordance with the following:
- The extinguisher shall be within 10 feet of the kitchen and located in the path of egress;
- The extinguisher shall be readily accessible and not obstructed from view;

- The extinguisher shall be mounted using the manufacturer's hanging bracket so the operating instructions are clearly visible;
- The extinguisher shall be an approved listed and labeled type with a minimum rating of 2A-10B:C and no more than 10 pounds;
- The owner's manual or written operation instructions shall be provided during the inspection and left for the new occupant;
- 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 (**A copy of the receipt must be submitted to the inspector**); and
- The top of the extinguisher shall not be more than five feet above the floor.
- 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.

## **FREQUENTLY ASKED QUESTIONS**

1. **Do I still need this inspection if the house is being demolished?** No. However, a notarized statement stating that the structure will not be occupied and is set to be demolished is required.
2. **What kinds of payments are accepted for the application?** Cash, Check (made out to Frankford Township Fire Prevention) or money orders.
3. **What are the hours of operation for the Fire Prevention office?** Monday through Friday 8:30am–4pm.
4. **What times are the inspections performed?** Inspections are scheduled based on the date of the closing and inspector availability. We will work with you to arrange a time that is convenient for everyone.
5. **Do I have to secure my pets during the inspection?** Yes, please secure all pets during the inspection.
6. **Can someone other than myself be there for the inspection?** Yes, you can have any other adult (MUST BE 18 YEARS OR OLDER) there instead of yourself for the inspection. If the system is an alarm system make sure that person has knowledge of the system and the alarm code.
7. **If the house is vacant, can I leave the house open for the Fire Official to let themselves in and do the inspection?NO!** The Fire Official will not enter the residence if there is not an adult present.
8. **How will I receive my certificate?** You will receive your certificate by email if an email is provided at the time the application is submitted. Only one email address will be accepted whether it is the homeowner, the real estate agent or the lawyer.
9. **Are the combination smoke detector and carbon monoxide detectors acceptable?** Yes, only if they meet the new requirements as of January 1, 2019 and the location is correct for the smoke detector and carbon monoxide requirements.

**10. Is the plug in Carbon Monoxide Detectors allowed?** Yes, as long as they are in the right location which is located outside of the sleeping areas.

**11. What type of fire extinguisher can I have?** The fire extinguisher must be a 2-A; 10-B: C extinguisher or 3-A: 10-B: C. The 1-A: 10-B: C is not an acceptable extinguisher.

**12. Does the fire extinguisher need to be mounted?** Yes. The Fire extinguisher must be mounted using the manufacturer's supplied brackets with the operating instructions clearly visible. The top of the extinguisher must be no higher than 5 ft. above the floor.