TOWNSHIP OF BORDENTOWN
Resale Housing and Change of Occupancy Forms

Inspection requests must be made at least **TEN (10) BUSINESS DAYS** prior to the change in ownership or occupancy of the dwelling. A designated Fire Inspector from the Fire Marshall's Office will conduct a visual examination of the premises to determine compliance with the following:

1. 9-1-1 Address (Twp. Ordinance #2014-5) House Numbering and Building Numbering…
2. Ordinance #1985-3 which requires installation of smoke detectors on all floors in one and two family dwellings
3. Act. P.L. 1991, c.92 (C.52:27D-198) requiring that all one and two family dwellings at a change of occupancy be provided with a portable fire extinguisher rated for residential use mounted within 10 feet of the kitchen area, being TYPE 2A10bc
4. New Jersey State Uniform Fire Code: NJAC 5:70-2.3, for carbon monoxide detectors. Alarms may be battery operated or plug in and shall be listed in accordance with UL-2034, and must be installed within 10 feet of the immediate vicinity of sleeping areas per NFPA-720 prior to the change of ownership or occupancy.

See the attached informational pages for clarification of these requirements

A more thorough inspection of the building, electrical, heating/cooling and plumbing facilities can be obtained by a private home inspection service at your expense.

CERTIFICATES ARE VAILD FOR SIXTY (60) DAYS

Please complete page 2 and return it to the Bordentown Township Community Development/Construction Department with the appropriate application fee.

ALL PAYMENTS MUST BE EXACT CASH OR CHECK

Single Family Homes/Townhouses/Duplexes/Apartments in Single Family Homes: $100.00

Apartments in Apartment Complexes ONLY: $80.00

REINSPECTION FEES ARE THE SAME AS THE INITIAL FEE

Apartments Only

Request for Certificate of Conformity

10 BUSINESS DAYS ARE REQUIRED FOR THE SCHEDULING OF APPOINTMENTS

Date: **Move in Date:** _____

Block: **Lot:** **Apt. #** _____

Property Owner:

Name / Contact Person:

Phone Number:

Address of Property:

(Certificate is valid for 60 days)

The Fire District checked below will call the contact person named to schedule the inspection and all questions regarding the said inspection and or requirements should be directed to that Fire District.

*** Inspections will be supervised by the property personnel.***

_____ **FIRE DISTRICT #1 (Mission) Block 1 through 61**
(609) 298-5375 ext. 105 or email dutyfm@missionfire.org

_____**FIRE DISTRICT #2 (Derby) Block 62 & UP—Capt. Scully**
(609) 298-8527 or email inspections@btfd2.org

OFFICE USE ONLY

Date Received _____ **Date Contacted** _____ **Date Scheduled** _____

FOR TOWNSHIP RECORDS

DATE: _____ CASH: _____ CHECK: _____

ADDRESS: _____ BLOCK _____ LOT : _____

APPLICANT: _____ Phone # _____

Apartments Rental/Change in tenancy Fee: $ 80. Re-inspection Fee: $ 80.

Smoke & Carbon Monoxide Detectors & Fire Extinguisher

All battery smoke detectors must be the 10 year sealed battery units. No other detectors other than those listed below will be approved. § 5:70-4.19 Smoke alarms for one- and two-family dwellings; carbon monoxide alarms; and portable fire extinguishers. In one- and two-family or attached single family dwellings subject to the requirements of N.J.A.C. 5:70-2.3, smoke alarms shall be installed as follows:

1. On each level of the premises;
2. Outside of each separate sleeping area. The smoke alarms required in (a) above shall be located and maintained in accordance with NFPA 72.
3. The alarms shall not be required to be interconnected. 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**. 1. A/C-powered smoke alarms shall be accepted as meeting the requirements of this section.

Carbon monoxide alarms are required in any dwelling with a fuel burning appliance or attached garage. They must be located in the immediate vicinity of every sleeping room. Combination units are acceptable.

A fire extinguisher is required in each dwelling. The requirements are as follows:

a. The extinguisher shall be listed, labeled, charged, and operable
b. The size shall be no smaller than 2A:10BC, rated for residential use and weigh no more than 10lbs
c. The hangers or brackets provided by the manufacturer shall be used
d. The extinguisher shall be located within ten feet of the kitchen
e. The top of the extinguisher shall be no higher than 60" above the floor The extinguisher must be visible, in a readily accessible location, and free from being blocked
f. The extinguisher must be visible, in a readily accessible location, and free from being blocked
g. The extinguisher must be near an exit or travel path that provides an escape route to the exterior
h. The extinguisher must be accompanied by the owner's manual or written information regarding the operation, inspection, and maintenance of the extinguisher and must be clearly visible
i. Extinguishers are not required to be serviced or tagged as long as there is proof of purchase

House numbers shall be affixed to the structure in accordance with ordinance 2014-5

a. In Arabic numerals
b. Minimum height of 3" for residential properties

c. Mounted in a secure fashion to the front wall or porch of the building so clearly visible from the street
d. Sufficiently legible as to contrasting background, arrangement, spacing, and uniformity
e. At least 30" above ground level and so placed that trees, shrubs, and other obstructions do not block the line of sight of the numbers from the street which the building fronts
f. If numbers affixed to the front of the building would not be visible from the street, the numbers may be affixed to a mailbox, post, rod, or other fixture of substantial nature

Diagrams

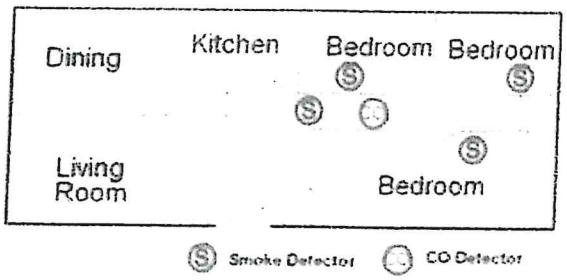

Figure 1

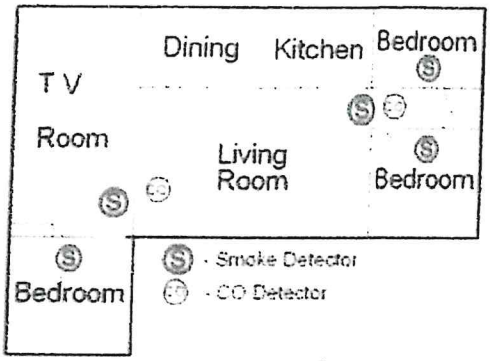

Figure 2

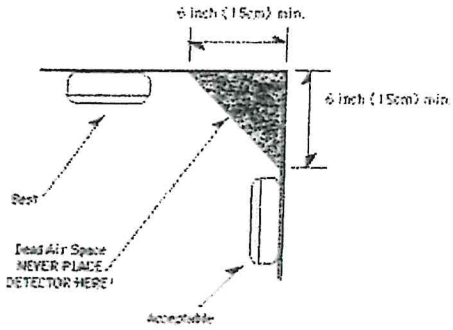

Figure 3

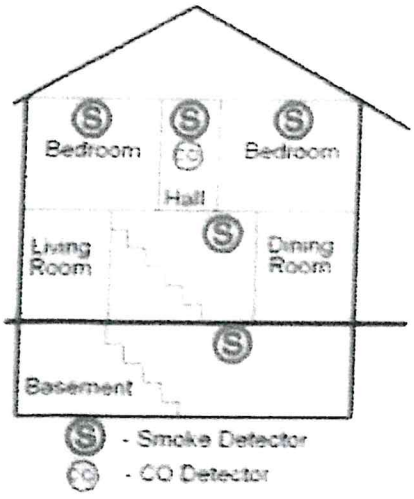

Figure 4

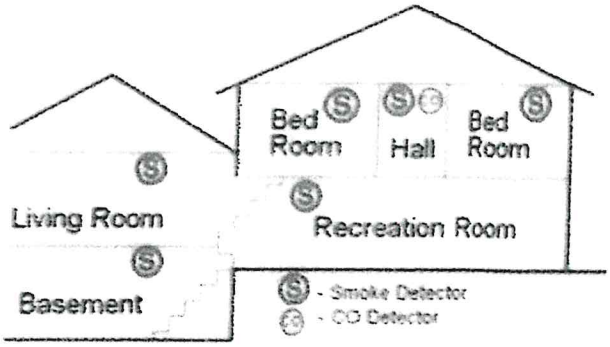

Figure 5

SMOKE ALARMS UPDATE

The New Jersey Division of Fire Safety reminds residents to use Daylight Saving Time to check and change smoke and carbon monoxide (CO) alarms.

"We often forget to do the small things in life that can make a big difference like checking and changing our smoke alarms and carbon monoxide detectors," said Lt. Governor Sheila Oliver who also serves as the Commissioner of the Department of Community Affairs. "Having a working smoke alarm doubles a family's chance of escaping and surviving a home fire."

State Fire Marshal and Division of Fire Safety Director Richard Mikutsky notes that smoke and CO alarms with conventional batteries are being replaced with those powered by ten-year sealed lithium batteries.

"Many older smoke and CO alarms are powered by conventional replaceable batteries with limited shelf life," said State Fire Marshal Mikutsky. "Ten-year sealed smoke and CO are becoming the industry standard so renters and homeowners should replace any smoke or CO alarm that is older than ten years. A new smoke or CO alarm will be equipped with a ten-year sealed battery that won't require changing batteries at the annual time change."

A working smoke alarm is an assurance that in the event of a fire in the residence, there will be enough warning time to escape it.

"We cannot stress enough the importance of working smoke alarms less than 10 years old and installed properly on every level of the residence," he said.

The following steps should be followed when examining any smoke alarm at the time change. In addition, checking the exhaust screen on home clothes dryers and removing accumulated lint can reduce common fire hazards.

- Install smoke alarms in every bedroom, outside each separate sleeping area, and on every level of the home, including the basement.
- Smoke alarms with non-replaceable (long-life) batteries are designed to remain effective for up to 10 years. If the alarm chirps, warning that the battery is low, replace the entire smoke alarm right away.
- Be sure the smoke alarm includes the label of a recognized testing laboratory.
- Replace smoke alarms every 10 years. Replace them with sealed battery models.
- Develop and practice a home escape plan with all members of the household.
- Close interior doors before retiring for the evening.

Mikutsky also reminds residents of the new state law regarding smoke alarms which became effective January 1 this year. One- and two- family dwellings will need to comply with these new requirements prior to sale or change of occupancy. Regardless of the age or condition of smoke alarms currently installed, all affected alarms must be replaced with 10-year sealed battery smoke alarms. Violation notices will be issued to property owners where the 10-year sealed battery smoke alarms are not installed. The Division is encouraging local fire officials and property owners to work together to establish a reasonable timetable for compliance.

This new requirement does not apply to low voltage alarm systems, alternating current (AC) hardwired alarms and Carbon Monoxide alarms. Combination Carbon Monoxide alarm and smoke alarm single station devices are required to be of the 10-year sealed battery type.

NJDFS ISSUES STATEWIDE MEDIA RELEASES IN SUPPORT OF THE NJ FIRE SERVICE

New Rule R.1987 d.247, effective June 15, 1987.
See: 18 N.J.R. 1225(a), 19 N.J.R. 1078(a).
Amended by R.1992 d.104, effective March 2, 1992.
See: 23 N.J.R. 3552(a), 24 N.J.R. 739(a).
Text at (e) deleted and replaced with text referencing ASME standards.
Amended by R.1993 d.197, effective May 3, 1993.
See: 25 N.J.R. 393(a), 25 N.J.R. 1868(a).
Added requirements for recall operation for automatic elevators at (e)1.
Amended by R.2007 d.339, effective November 5, 2007.
See: 39 N.J.R. 1550(a), 39 N.J.R. 4570(a).
In (d), deleted "or exhaust" following "air".
Amended by R.2018 d.074, effective February 5, 2018.
See: 49 N.J.R. 3007(a), 50 N.J.R. 729(a).
Added a new introductory paragraph of (d); and recodified former (d) as (d)1.

5:70-4.18 Boiler/furnace equipment rooms

(a) Boiler/furnace equipment rooms shall be enclosed by one hour fire rated construction in the following facilities: day nurseries, children's shelter facilities, residential child care facilities and similar facilities with children below the age of 2½ years, and which are classified as Use Group I-2 in accordance with the Uniform Construction Code, shelter facilities, residences for the developmentally disabled, group homes, teaching family homes, transitional living homes, rooming and boarding houses, hotels and multiple dwellings.

1. Exception to (a) above: Furnace and boiler equipment of low pressure type (operating at pressures of 15 psig or less for steam equipment or 160 psig or less for hot water equipment) when installed in accordance with manufacturer recommendations or furnace and boiler equipment of residential (R-3) type (200,000 BTU per hour input rating or less) is not required to be enclosed.

(b) Emergency controls shall be provided in all structures classified as day nurseries, children's shelter facilities, residential child care facilities and similar facilities with children below the age of 2 1/2 years, and which are classified as Use Group I-2 in accordance with the Uniform Construction Code and in group homes, teaching family homes, and supervised transitional living homes in accordance with the following:

1. Emergency shutoff switches for furnaces and boilers in basements must be at the top of the stairs leading to the basement;

2. Emergency shutoff switches for furnaces and boilers in other enclosed rooms must be located outside of the room.

Administrative correction to (a) and (b).
See: 21 N.J.R. 3085(a).

Case Notes

Uniform Fire Code, which is enforced in multiple dwellings as part of their inspection, requires that boilers be enclosed and contains no exception for boilers that have sprinkler heads over them. Nostrame v. Dep't of Community Affairs, Bureau of Housing Inspection, OAL Dkt. No. CAF 05703-02 and CAF 11012-03 (On Remand), 2007 N.J. AGEN LEXIS 846, Final Decision (August 4, 2007).

5:70-4.19 Smoke alarms for one- and two-family dwellings; carbon monoxide alarms; and portable fire extinguishers

(a) In one- and two-family or attached single family dwellings subject to the requirements of N.J.A.C. 5:70-2.3, smoke alarms shall be installed as follows:

1. On each level of the premises; and

2. Outside of each separate sleeping area.

(b) The smoke alarms required in (a) above shall be located and maintained in accordance with NFPA 72.

1. The alarms shall not be required to be interconnected.

(c) 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.

1. A/C-powered smoke alarms shall be accepted as meeting the requirements of this section.

(d) Carbon monoxide alarms shall be installed in all dwelling units in buildings in one- and two-family or attached single family dwellings, except for units in buildings that do not contain a fuel-burning device or have an attached garage, as follows:

1. Single station carbon monoxide alarms shall be installed and maintained in the immediate vicinity of the sleeping area(s).

2. Carbon monoxide alarms may be battery-operated, hard-wired or of the plug-in type and shall be listed and labeled in accordance with UL-2034 and shall be installed in accordance with the requirements of this section and NFPA-720.

(e) 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 operating 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;