BUREAU OF FIRE SAFETY - TOWNSHIP OF LOWER

Lower Twp. Recreation Center
2600 Bayshore Road
Villas, NJ 08251
Phone: (609) 889-0404
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Mailing Address:
2600 Bayshore Road
Villas, NJ 08251

LTBFS@COMCAST.NET

2016
RESIDENTIAL APPLICATION FOR CERTIFICATE* OF SMOKE DETECTOR CARBON MONOXIDE ALARM COMPLIANCE

***Certificate is not transferrable.**

Any changes in tenancy or ownership will require a new inspection & certification.

(Please complete all applicable fields)

PLEASE CHECK ONE

Sale of property _____
Yearly rental* _____
Seasonal rental* _____

ADDRESS OF PREMISES FOR INSPECTION

_____
_____
_____

OWNER INFORMATION

Name: _____
Address: _____
_____
Telephone: _____

TENANT / BUYER INFORMATION (circle one)

Name: _____
Address: _____
_____
Telephone: _____

SETTLEMENT DATE: _____
KEY LOCATED: _____
APPOINTMENT NEEDED: Y___ N___

COMMENTS:

_____
_____
_____

AUTHORIZED AGENT / REALTOR FOR ACCEPTANCE OF MAIL, ACTIONS, ORDERS OR NOTICES

Name: _____
Business name: _____
Address: _____
_____
Telephone: _____

I certify that the above information provided on this form is correct to the best of my knowledge.

_____ _____
Signature Date

APPLICATION FEE OF $110.00 IS DUE UPON RECEIPT OF THIS FORM
MAKE CHECK PAYABLE TO: BUREAU OF FIRE SAFETY

FOR OFFICE USE ONLY – DO NOT WRITE BELOW

Registration #: _____ Premises: _____
Date inspected: _____ Check #: _____ Date of Payment: _____

F/E: _____
SD: _____
CO: _____

SB/16

(over)

SALE AND RENTAL PROPERTY REQUIREMENTS

ALL PROPERTIES SHALL BE INSPECTED UPON THE SALE OF PROPERTY, AND RENTAL PROPERTIES UPON THE CHANGE OF TENANT FOR YEARLY RENTALS AND **PRIOR TO JUNE 1ST FOR SEASONAL RENTALS.** The seasonal rental period shall be from June 1st through September 30th of any given year. There shall be a penalty of not less than $250.00 and not more than $1,200.00 for any rental property occupied but not registered and inspected as required.

SMOKE DETECTORS AND CARBON MONOXIDE ALARMS

Smoke detectors and carbon monoxide alarms for one and two family dwellings:

1. In all Use Group R-3 dwellings subject to the requirements of N.J.A.C. 5:70-2.3, smoke detectors shall be installed as follows:
   a) On each level of the premises including basements; and,
   b) Outside of each separate sleeping area within 10 feet.

2. The smoke detector required in (1.) above shall be located in accordance with NFPA 72, listed in N.J.A.C. 5:70-4.19, and maintained in proper working order.
   a) The detectors shall not be required to be interconnected or A/C powered if installed prior to the requirements of the New Jersey Uniform Construction Code.

3. Smoke detectors may be battery-powered and shall be listed in accordance with ANSI/UL 217, listed in N.J.A.C. 5:70-4.19, Appendix 3A.
   a) A/C powered smoke detectors shall be accepted as meeting the requirements of this section.

4. Carbon monoxide alarms shall be installed in all dwelling units in buildings in Use Groups I-1, R-1, R-2, R-3, and R-4, except for units in buildings that do not contain a fuel-burning device, but are required if such unit has an attached garage.
   a) Single station carbon monoxide alarms shall be installed and maintained in the immediate vicinity of the sleeping area.
   b) Carbon monoxide alarms may be battery-operated, hard-wired or of the plug-in type, and shall be UL listed and approved, and shall be installed in accordance with the requirements of this section and NFPA-720.

FOSSIL FUEL/SOLID FUEL HEATING APPLIANCES

All fixed heating appliances shall be inspected, cleaned, serviced and certified safe by a New Jersey Licensed Professional prior to the Fire Bureau inspection. It is the property owner's responsibility to maintain the appliance in a safe operating condition.

1. Any documentation of inspection, cleaning or service must be dated within 6 months of the fire safety inspection date.

FIRE EXTINGUISHER REQUIREMENTS

All dwellings at change of occupancy (sale or rental) shall be provided with a portable fire extinguisher.

1. The extinguisher shall be listed, labeled, charged & operable and maintained in accordance with NFPA 10.
2. The size shall be no smaller than a **2A:10BC**, and can weight no more than 10 lbs.
3. The hangers or brackets supplied by the manufacturer must be used.
4. The extinguisher must be placed in plain view and not be obstructed by storage, furniture or other items.
5. The extinguisher must be located within 10 feet of the kitchen and no more than 5 feet above the floor.

FEE INFORMATION

1. For the sale of property or rental of property inspections, the fee shall be one hundred ($110.00) dollars. This one hundred ($110.00) dollar fee shall include only the sale of property or rental property inspection application received in the Fire Bureau office more than ten (10) working days from the settlement or tenant occupancy date. **For all sale of property or rental of property inspection applications received in the Fire Bureau office within less than ten (10) business days to settlement or tenant occupancy, the fee shall be two hundred twenty ($220.00) dollars.**

2. Whenever it becomes necessary for the Bureau of Fire Safety to perform a reinspection of a sale property or rental property for the same violation two or more times, there shall be an additional fee of fifty ($50.00) dollars per reinspection, commencing with the third reinspection and each subsequent reinspection thereafter.