



BUREAU OF FIRE SAFETY - TOWNSHIP OF LOWER

Lower Township Public Safety Building
1389 Langley Road
Cape May Airport
Erma, NJ 08204
Phone: (609) 889-0404
Fax: (609) 889-8876

Mailing Address:
407 Breakwater Road
Rio Grande, NJ 08242
INFO@LOWERFIRE.ORG

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

**Certificate is not transferrable.*

Any change in ownership will require a new inspection & certification.

(Please complete all applicable fields)

PLEASE CHECK ONE

Sale of property* _____
New yearly rental* _____
Seasonal Rental* _____

PROPERTY ADDRESS FOR INSPECTION

OWNER INFORMATION

Name: _____
Address: _____

Telephone: _____
E-mail: _____

If you provide an email address you will receive your results same day.

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

COMMENTS:

TENANT / BUYER INFORMATION (circle one)

Name: _____
Address: _____

Telephone: _____

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

Name: _____
Business name: _____
Address: _____

Telephone: _____
Fax: _____
Email: _____

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

Signature

Date

APPLICATION FEE OF \$130.00* IS DUE UPON RECEIPT OF THIS FORM

Within less than 10 business days to settlement or rental inspection, the fee shall be \$260.00.

**exact cash, check, money order or credit card. Made payable to BUREAU OF FIRE SAFETY.*

ALL SALE INSPECTIONS OCCUR ON TUESDAYS OF EACH WEEK.

FOR OFFICE USE ONLY – DO NOT WRITE BELOW

Registration #: _____
Date inspected: _____

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

(over)

SALE OF PROPERTY INSPECTION

****Rental inspection certificates are nontransferable to be utilized for the purposes of sale inspections****

Any property transfer from seller to buyer requires an inspection. This includes family transfers, private sales, AS-IS sales, estate sales, commercial property, and all residential property require an inspection prior to settlement. Failure to comply will result in a penalty from \$500.00-\$2,000.00 as per NJ UFC 5:70-2.3(a)

FEES-

- The fee for sale inspections is \$130.00 if the application is received in office **greater** than 10 business days from the date of settlement. The fee will increase to \$260.00 if the application is received in the office **within** 10 business days of settlement. A fee will be assessed in the amount of \$65.00 for any inspection for a continuing violation beginning with the third reinspection and every inspection thereafter as per Ordinance 340-13 (B) (17)

SMOKE DETECTORS – Shall meet NFPA 72

- Required on every level of property, including basement, within 10 feet of sleeping areas
- Must be less than 10 years old (date of manufacture on bottom)
- Solely battery powered detectors must be 10-year sealed battery type
- Can not replace hardwired detectors with solely battery detectors

CARBON MONOXIDE ALARMS- Shall be UL listed

- All units or dwellings containing fossil fueled appliances (LPG, LNG, Oil, Propane, Coal, Fireplaces) or an attached garage required to have alarms within 10 feet of all sleeping areas
- Can be AA or 9V battery, Plug-in type, or hardwired combination (SD/CO) alarms

PRIVATE ALARM SYSTEMS-

- Shall be inspected once per 365 calendar days by alarm monitoring or NJ licensed electrician and report on company letterhead forwarded to Fire Safety

Important Information!

The Bureau of Fire Safety will list any Uniform Fire Code, International Fire Code New Jersey Edition, or Lower Township Ordinance as an “inspectors note” at the bottom of the certificate of inspection. This informs new property owners any issues that need to be corrected is they intend to make their property a rental.

SHORT TERM AND YEAR-ROUND RENTALS

Certificates are nontransferable for sale of property inspections

Short term rentals are inspected annually prior to June 1 per Ordinance 340-13. B(16)

Short term registration fees are due by June 1, annually

Year-round rentals are inspected once per calendar year per Ordinance 340-13. B(16)

Villas (Fire District 1) - January, February, March

Erma (Fire District 3)- June, July, August

North Cape May (Fire District 2)- September, October, November

Year-round rental registration fees must be paid by April 1 annually

***Late fees are assessed at 100% of the initial fee if not paid as per Ordinance 340-16(C) and UFC 5:70-2.12 (b)(8) ii**

Any "unregistered" rental property found shall be subject to a penalty of not less than \$500.00 and not more than \$2,000.00 per unit per NJAC 5:70-2.12

All sections of the NJ Uniform Fire Code and the International Fire Code (NJ Edition), and Lower Township Ordinances will be enforced equally at all properties. The below list is the MOST COMMON violations the Bureau of Fire Safety encounters.

SMOKE DETECTORS – Shall be NFPA 72 compliant

- Required on every level of property, including basement, within 10 feet of sleeping areas
- Must be less than 10 years old (date of manufacture on bottom)
- Solely battery powered detectors must be 10-year sealed battery type
- Can not replace hardwired detectors with solely battery detectors

CARBON MONOXIDE ALARMS- Shall be NFPA 720 compliant

- All units or dwellings containing fossil fueled appliances (LPG, LNG, Oil, Propane, Coal, Fireplaces) or an attached garage required to have alarms within 10 feet of all sleeping areas
- Can be AA or 9V battery, Plug-in type, or hardwired combination (SD/CO) alarms

PRIVATE ALARM SYSTEMS/SUPPRESSION SYSTEMS-

- Shall be inspected once per 365 calendar days by alarm/suppression company or NJ licensed electrician (alarms) and report on company letterhead forwarded to Fire Safety
- Knox Box shall be installed on exterior of structure of First Responder access on properties with these systems

FIRE EXTINGUISHERS-Shall be NFPA 10 compliant

- Shall be 2A:10BC or 3A:40BC size mounted on provided manufacturers bracket in the kitchen area in plain view, unobstructed
- Shall be mounted no less than 4 inches from finish floor (from bottom) and no higher than 5 feet (from top)
- Shall have current year or year prior manufacture date or a service tag within current calendar year from NJ licensed fire extinguisher contractor

FOSSIL FUELED HEATING INSPECTIONS- Ordinance

- All primary heat sources (LPG, LNG, Propane, Oil Boilers etc.) shall, once every 3 years, have a safety inspection completed certifying the unit as safe for operation by a NJ licensed HVAC contractor or a NJ master plumber. Reports shall be submitted to Fire Bureau on proper form available at Fire Bureau office or forms center at townshipoflower.org

RANGE HOODS-

- Range hood protection is required above cooking surfaces when wooden cabinets/furnishings exist above the cooking surface

CLOTHING DRYER VENTS-

- Shall be metallic type and not plastic type
- Shall have appropriate vent in place, vented to the exterior atmosphere or the structure, not crawlspace. No excessive buildup of lint

OPEN FLAME COOKING DEVICES AND OUTDOOR FIREPLACES-

- Not permitted on combustible porches, under combustible overhangs, balconies, or decks
- Can not be utilized within 10 feet of combustible structures
- Can not be used or stored in dwellings

HOUSE AND UNIT IDENTIFICATION-

- Property addresses shall be contrasting in color from the siding, visible from the street side of property, marked by no less than 4-inch numbers