

Borough of Spotswood
Bureau of Fire Prevention
Department of Public Safety
77 Summerhill Road
Spotswood, NJ 08884
732-416-1864

For the Sale or Rental of Residential Properties

**Application and Certification in Lieu of Inspection
Certification of Smoke Detector and Carbon Monoxide Alarm
And Portable Fire Extinguisher Compliance**

The Affidavit and Smoke Detector Carbon Monoxide Detector Application must be completed, notarized (just the affidavit) and the Additional Information page is to be mailed in or dropped off to the above mentioned address, along with a check or money order for \$50.00. **If you drop it off, please put it in an envelope.**

Checks or Money Orders Only. Made Payable to **"Borough of Spotswood"**.
No Cash or Credit.

After the completed forms are received, reviewed and approved by the Fire Marshall, the Certificate will be **emailed** back to you within 7 days.

Please provide a clearly written email address!! The Certificate will not be mailed regular mail. It will be returned by email only.

The processing period is 7 business days. Applications that are submitted with less than this time could cause the scheduled closing date to be postponed.

For this certificate to be issued, you must apply for it and receive it before the closing of the property. It is to be presented at the closing. This is a state law.

If you have the closing before this application is approved and issued, we will NOT issue it and the application will be void.

Note: Do Not return the instruction sheets with the application. Just the two page application.

Additional Important Information:

The Fire Prevention Bureau is no longer in the Inspections/Construction Office. The two offices have been separated. The Fire Prevention Office is still in the Municipal Building, 77 Summerhill Road, Spotswood, NJ. On the Second Floor, straight at the end of the hall, to the right of the Borough Clerks Office.

All applications and payments, and any other paperwork is to be put in our drop box. Our box is to the right of our door.

We are a part-time office and is staffed remotely. There are no regular office hours for this department.

If you have any questions or need additional assistance please call – **732-416-1864** and leave a message and we will get back to you in a timely manner.

Borough of Spotswood
Fire Prevention Bureau
77 Summerhill Road
Spotswood, NJ 08884

APPLICATION AND
CERTIFICATION IN LIEU OF
INSPECTION FOR CERTIFICATE
OF SMOKE DETECTOR AND CARBON
MONOXIDE ALARM AND PORTABLE FIRE
EXTINGUISHER COMPLIANCE

Dwelling Location: Block: _____ Lot: _____
(not mailing address)

Street: _____

Municipality: _____ County: _____

***NOTE: ALL BOXES MUST BE CHECKED IN ORDER FOR CERTIFICATION TO BE VALID**

Smoke detector on each level of the dwelling, including basements, excluding attic or crawl space; and

Smoke detector and carbon monoxide alarm outside each separate sleeping area; and within 10 feet of bedrooms

All smoke detectors are in working order.

Carbon monoxide alarm(s) in working order

Fire extinguisher is the correct size, is properly mounted, and is located within 10 feet of the kitchen

This is a _____ story dwelling with without a basement.

An inspection shall be conducted by the owner or an authorized representative of the owner. The smoke detectors required above shall be located in accordance with NFPA 74; the carbon monoxide alarm(s) installed per NFPA-720. The detectors are not required to be interconnected. Battery powered detectors and alarms are acceptable. Note: AC powered and/or interconnected alarms and smoke detectors installed in homes constructed after January, 1977 shall be maintained in working order. The fire extinguisher is installed per P.L. 2005, c.71 (N.J.S.A. 52:27D-198.1 et seq). See diagrams on the back of this application for further information regarding installation.

Please mail certificate to: _____ Phone #: _____

_____ Fax #: _____

_____ Zip: _____

Contact person: _____ Phone #: _____ Closing Date: _____

I do hereby certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I will be subject to penalty.

Sworn and subscribed to before me this _____ day of _____, 20_____.

Notary Signature

Applicant Signature

Printed Name

Borough of Spotswood
 Bureau of Fire Prevention
 Smoke Detector & Carbon Monoxide Alarm
 Application and Certification in Lieu of Inspection

Additional Information Needed:

1. Sellers Name or Landlords Name - _____
2. Address of Property - _____
3. Block - _____ Lot _____
4. Date of Closing or new tenant _____ Resale - _____ or Rental - _____
5. E Mail Address - _____

We need to know the location of every detector in the dwelling. Underline or Circle One Choice for each floor/level in the dwelling or fill in other.

Floor Level : 1st Floor 2nd Floor Basement Other _____
 Type of Detector: Smoke Detector Carbon Monoxide or Combination Unit
 Location: Hallway Stairway Ceiling Wall Other _____

Floor Level : 1st Floor 2nd Floor Basement Other _____
 Type of Detector: Smoke Detector Carbon Monoxide or Combination Unit
 Location: Hallway Stairway Ceiling Wall Other _____

Floor Level : 1st Floor 2nd Floor Basement Other _____
 Type of Detector: Smoke Detector Carbon Monoxide or Combination Unit
 Location: Hallway Stairway Ceiling Wall Other _____

Floor Level : 1st Floor 2nd Floor Basement Other _____
 Type of Detector: Smoke Detector Carbon Monoxide or Combination Unit
 Location: Hallway Stairway Ceiling Wall Other _____

Office Use Only:

Date Issued : _____ SD/CM Invoice # _____
 Amount: _____ Check # _____

Date Received: _____ Approved: _____ or Denied: _____ Signed _____

Residential Resale Inspection Requirements for Smoke Alarm, Carbon Monoxide Alarm, and Fire Extinguisher Compliance

Prior to closing each residential property is subject to a resale inspection. The following items are checked as part of the inspection:

Smoke Detectors

All smoke detectors shall be less than 10 years old (the manufacturing date can be found in most cases on the back side of the detector).

Smoke detectors are required on every level of a residence (basement, first floor, second floor, finished attic, etc.) and in every separate sleeping area.

- In homes with only one sleeping area on one floor, a detector is to be placed in the hallway within 10 feet of the bedroom.
- In single floor homes with separate sleeping areas, detectors are required outside each sleeping area within 10 feet of that sleeping area.
- In multi-level homes, detectors are to be located outside sleeping areas and at every finished level of the home.
- Basement level detectors are to be located in close proximity of the basement stairwell.
- Crawl spaces and unfinished attics that do not contain appliances (HVAC, furnace, water heater, etc.) do not require detectors.

Battery powered smoke detectors that allow for the batteries to be replaced shall be acceptable only until December 31, 2018. **Effective January 1, 2019, only ten year sealed battery powered smoke detectors shall be accepted in accordance with N.J.A.C. 5:70-4.19(c) regardless of the age of existing detectors.**

Homes that were constructed or retrofitted with hardwired/interconnected smoke detectors shall be maintained as approved at the time of installation.

- Detectors that are over 10 years old shall be replaced.
- If repairs to a hardwired/interconnected smoke detector system is required to ensure all detectors sound simultaneously, a licensed electrician may be required.
- Wireless battery-powered interconnected smoke detectors shall not be accepted as a substitute to existing hardwired systems.
- Detection devices part of a home security system does not meet the requirements of the New Jersey Uniform Fire Code and must be augmented with standalone detectors.

Please refer to the last page of this document for suggested detector placement locations.

Carbon Monoxide Alarms

Carbon monoxide (CO) alarms shall be located within 10 feet of all sleeping areas. Carbon monoxide detectors shall be less than 7 years old or as required by the manufacturer (example: sealed battery units and smoke/CO combination detectors shall be replaced after 10 years).

Where bedrooms are separated and the audibility of the alarm or detector to the occupants within the bedroom area could be seriously impaired, more than one unit could be needed.

Listed and labeled carbon monoxide (CO) alarms may be battery-operated, hard-wired, or plug-in type. Combination smoke/carbon monoxide detectors are permitted and must be installed in accordance with the smoke detector placement in sleeping areas.

Fire Extinguisher Requirement and Placement

Effective March 5, 2018 the requirements for the selection and installation for fire extinguishers shall be as follows, pursuant to N.J.A.C. 5:70-4.19(e).

- A fire extinguisher must be an approved listed and labeled type with a minimum rating of **2A:10B:C** (approximately 4-5 pounds), but shall not exceed a weight of 10 pounds.
 - Please be aware that some commercially available white "kitchen" fire extinguishers may not meet the required rating.
- The extinguisher shall either: be serviced and tagged by a certified NJ DFS contractor within the past 12 months or the seller shall provide a receipt for a recently purchased fire extinguisher (within one year). The owner's manual or written operation instructions shall be provided during the inspection and left for the new occupant.

Placement of the extinguisher shall be as follows:

- 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 manufacturers' hanging bracket so the operating instructions are clearly visible.
- The top of the extinguisher shall not be more than five feet above the floor.

5:70-4.19 Smoke detectors for one and two-family dwellings

(a) 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:

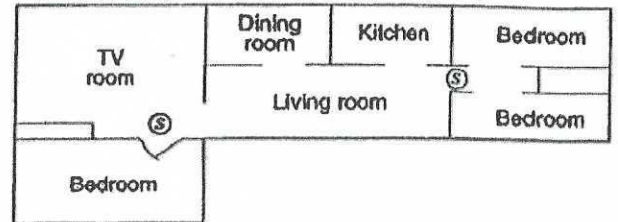
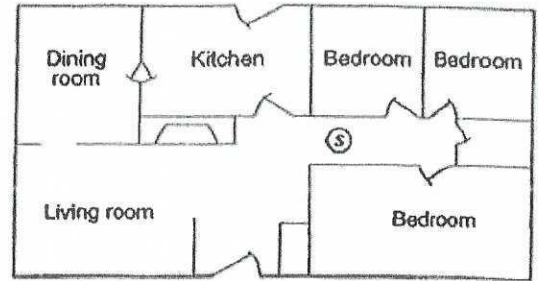
1. On each level of the premises; and
2. Outside of each separate sleeping area.

(b) The smoke detectors required in (a) above shall be located in accordance with NFPA 74-1984, incorporated herein by reference, and maintained in working order.

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

(c) Smoke detectors may be battery powered and shall be listed in accordance with ANSI/UL 217, incorporated herein by reference.

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



A smoke detector shall be located on each level.

WHERE NOT TO LOCATE DETECTORS:

To avoid false alarms and/or improper operation, avoid installation of smoke detectors in the following areas:

Kitchens – Smoke from cooking may cause a nuisance alarm

Bathrooms – Excessive steam from a shower may cause a nuisance alarm

Forced air ducts-used for heating or air conditioning-air movement may prevent smoke from reaching the detector

Near furnaces of any type-air and dust movement and normal combustion products may cause a nuisance alarm

The “Dead Air” space where the ceiling meets the wall as shown below in Figure 5

The peak of an ‘A’ frame type ceiling. “Dead Air” at the top may prevent smoke from reaching detector

