

*Township of Roxbury*  
1715 Route 46  
Ledgewood, New Jersey 07852

Fire Prevention Bureau

Information	973-448-2000
Construction	973-448-2009
Building	973-448-2009
Court	973-448-2034
Engineer	973-448-2018
Fire Official	973-448-2012
Health	973-448-2028
Manager	973-448-2002
Mayor & Council	973-448-2001
Police	973-448-2100

Planning/Zoning	973-448-2008
Public Works	973-448-2069
Recreation	973-448-2015
Tax Assessor	973-448-2021
Tax Collector	973-448-2022
Technology	973-448-2099
Township Clerk	973-448-2001
Treasurer	973-448-2006
Wastewater Treatment Plant	973-584-5360
Zoning Officer	973-448-2013

TO: All Homeowners, Realtors, and Attorneys

RE: Certificate of Smoke Detector/Carbon Monoxide Alarm Compliance/Fire Extinguisher Inspections

**CERTIFICATE FEES AND REQUESTS FOR INSPECTION**

The Fire Official or Fire Inspectors of the Township of Roxbury shall be responsible for the enforcement of these state mandated laws and its compliance. The current fee for an inspection is \$50.00. Inspections that are requested within 48 hours shall pay \$125.00 as per N.J.A.C. 5:70-2.9 (d). If the inspection fails, there will be an additional \$25.00 reinspection fee paid at the time the inspection passes.

Upon passing, the Fire Official or Fire Inspectors will issue a Certificate of Approval. The Certificate of Approval is only valid for 6 months from the date on the certificate. The Certificate of Approval shall NOT be transferable.

Requests for an inspection must be made at least 72 hours prior to when the inspection is needed. To schedule an inspection, please call the Fire Prevention Bureau. **THERE IS NO NEED TO VISIT THE FIRE PREVENTION BUREAU BECAUSE NO EXTRA FORMS NEED TO BE FILLED OUT. ALL INFORMATION WILL BE TAKEN OVER THE PHONE TO SCHEDULE THE INSPECTION.**

Please feel free to call this office with any questions regarding this matter at 973-448-2012.

**N.J.A.C. 5:70-4.19 SMOKE ALARMS FOR ONE AND TWO-FAMILY DWELLINGS; CARBON MONOXIDE ALARMS; AND PORTABLE FIRE EXTINGUISHERS**

- 1) **SMOKE ALARMS** – *Alarms/Detectors 10 years or older shall be replaced with new units.*
  - 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; includes basement level.
    - (2) Outside of each separate sleeping area.

**\*Residential monitored or unmonitored fire alarm security systems (i.e. ADT/SLOMIN SHIELD, etc.) installed are NOT applicable to the code, therefore will NOT be tested or be considered for Certificate of Approval.**

- b) The smoke alarms required in (a) above shall be located and maintained in accordance with NFPA 72. *Alarms/Detectors 10 years or older shall be replaced with new units.*
  - (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.

## 2) **CARBON MONOXIDE ALARMS**

- a) 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.  
*Alarm replacement schedule shall be as per manufacturer's specifications.*

## 3) **PORTABLE FIRE EXTINGUISHERS**

- a) 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:10BC** and no more than 10 pounds;
  - (5) The owner's manual or written operation instructions shall be provided during the inspection and left for the new occupant;
  - (6) 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; and
  - (7) The top of the extinguisher shall not be more than five feet above the floor.
  - (8) 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 a migrant, temporary, or seasonal workers in connection with any work or place where work is being performed.

**N.J.A.C. 5:70-2.3 CERTIFICATE OF SMOKE DETECTOR AND CARBON MONOXIDE ALARM COMPLIANCE**

(a) Before any Use Group R-3 or R-4 structure is sold, leased, or otherwise made subject to a change of occupancy for residential purposes, the owner shall obtain a certificate of smoke detector and carbon monoxide alarm compliance CSDCMAC, evidencing compliance with N.J.A.C. 5:70-4.19 from the appropriate enforcing agency.

- 1) Where a municipality has existing inspection or approval requirements under a property maintenance or other municipal code, a CSDCMAC shall not be required; provided, however, that the agency responsible for the enforcement of that code shall not issue any certificate of inspection or occupancy or other approval under such municipal code until it has determined that the dwelling complies with the requirements of N.J.A.C. 5:70-4.19.
- 2) Where no municipal inspection or approval requirement exists, the agency responsible for enforcement of the Uniform Fire Safety Act shall be responsible for issuance of the CSDCMAC.
  - i) The Department, where it serves as the enforcing agency, may, upon application by a local fire department, delegate to that fire department the responsibility and authority for issuance of the CSDCMAC within the municipality, or portion of a municipality, served by that fire department.
- 3) The owner, or authorized agent of the owner, shall apply for a CSDCMAC on a form provided by the enforcing agency. The application shall be accompanied by the appropriate fee, as set forth in the N.J.A.C. 5:70-2.9 (d)
- 4) A CSDCMAC shall not be transferable. If the change of occupancy specified in the application for a CSDCMAC does not occur within six months, a new application shall be required.
  - i) The enforcing agency may issue a CSDCMAC for a seasonal rental unit for a period of up to 12 months, regardless of the number or frequency of changes in tenancy.
- 5) No CSDCMAC shall be issued until the inspection of the structure indicates compliance with the N.J.A.C. 5:70-4.19, except as provided in (b) below.

(b) The enforcing agency, unless it is otherwise required to inspect the structure under a property maintenance or other municipal code, may accept, in lieu of inspection, a certification that one or more smoke detectors and carbon monoxide alarms, as applicable, have been installed and tested in accordance with N.J.A.C. 5:70-4.19. Such certification shall be upon forms provided by the enforcing agency.

(c) No CSDCMAC or municipal certificate of occupancy shall be issued for any Use-Group R-3 or R-4 structure, or unit therein, as the case may be, unless the structure or unit contains a carbon monoxide detector meeting the requirements of UL Standard 2034; provided, however, that no carbon monoxide alarm shall be required in any building that does not contain any fuel-burning appliances and does not have an attached garage. An "open parking structure" as defined in the building subcode of the State Uniform Construction Code, shall not be deemed to be an attached garage.