

Smoke Detector, Carbon Monoxide and Portable Fire Extinguisher Program

*** New*** **Building Address required**

In New Jersey, all one and two family dwellings prior to sale, lease and or rent, are required to undergo an inspection from Buena Vista Township Fire Prevention Bureau. This inspection will make sure that each residence has properly installed working smoke alarms, carbon monoxide alarms and a new fire extinguisher. This inspection is designed to enhance the overall occupant safety in all homes.

File an application and pay the required fee at the Buena Vista Township Municipal Building 890 Harding Highway Buena Vista, NJ 08310. Applications can be printed from the web site and mailed with payment. (See the required payment schedule below) After receiving the application, a representative from the Fire Prevention office will schedule an appointment with the contact person indicated on the application. On all rental inspections a registration form needs to be filed prior to scheduling a inspection. See "Print a Housing rental application".

REQUIREMENTS FOR THE INSTALLATION OF FIRE EXTINGUISHERS, SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS IN ONE/TWO FAMILY DWELLINGS IN ACCORDANCE WITH N.J.A.C. 5:70-4.19

Smoke and Carbon Monoxide Detectors

The New Jersey Fire Code requires a minimum of one smoke detector on each level of your home, including the basement and walk up attics. A smoke detector must be located in the hallway, within 10 feet of all bedrooms.

If your home was constructed in 1977 or later or if a substantial addition or renovations was made to your home, electric smoke detectors would have been required under the New Jersey Uniform Construction Code. Depending on when the home was built, you may have electric smoke detectors on every floor and in each bedroom. All electrical smoke detectors installed in your home must be in working order and may not be substituted with battery powered detectors. In most cases, the electrical smoke detectors are interconnected so that if one detector activates, all detectors activate. This feature must also be working. Failure to have the proper detectors in place will result in a failed inspection.

- ❖ Smoke detector shall be located within 10 feet all bedrooms
- ❖ Basement smoke detectors shall be located at the **bottom** of the stairs.
- ❖ All equipment shall be affixed to the wall or ceiling surface in accordance with the manufacturer's recommendations.
- ❖ Carbon monoxide alarms shall be located within 10 feet of every **separate** sleeping area.
- ❖ Carbon monoxide alarms are needed if you have fuel burning appliances and/or attached garage.
- ❖ Smoke detectors and carbon monoxide detectors are not required in crawl spaces.
- ❖ Homes equipped with monitored fire/burglar detection systems must be put on "TEST" during your scheduled inspection time. Proper pass-code will be needed.

Fire Extinguishers

- ❖ No smaller than a **1A10BC** (2-½ lb.) and no larger than a **2A10BC** (10 lbs.)
- ❖ Gauge reading charged.
- ❖ Must be on hangers, or brackets supplied by the manufacture.
- ❖ Located within 10 feet of the kitchen, near a room exit or travel way that provides an escape route to the exterior.
- ❖ Mounted with the top of the extinguisher not more than five feet above the floor.
- ❖ Visible and in a readily-accessible spot, free from blocking by furniture, equipment or storage
- ❖ **Accompanied by an owner's manual with the receipt showing that the extinguisher was purchased within one year.**

Building Address

Ordinance No. 11-1998: Each owner/occupant **shall affix upon his/her house**, in a conspicuous place, such postal/911 number which shall be at least three inches in height, reflective in nature and mounted on the front of the dwelling so as to be clearly visible from the street. If the house is not clearly visible from the street, then the house number shall be placed on a post or mailbox at least 24 inches above the ground level and within 10 feet of the property's driveway opening. This number shall be clearly visible in **each direction** so as to be easily seen by emergency vehicles at day or night.

Lock Box Requirements

House must be **vacant** (no household items present inside of the house). Inspectors will not inspect houses that are furnished without a representative being present at the time of the inspection.

PLEASE CONTACT THE FIRE PREVENTION BUREAU IF YOU NEED FURTHER ASSISTANCE. 856-697-2100 EXT. 8

In homes with only one sleeping area on one floor, a detector is to be placed in the hallway outside the bedrooms as shown in **figure 1**. In single floor homes with two separate sleeping areas, two detectors are required, outside each sleeping area as shown in **figure 2**. In multi-level homes, detectors are to be located outside sleeping areas and every level of the home as shown in **figure 3**. Basement level detectors are to be located in close proximity to the bottom of the stairs as shown in **figure 4**.

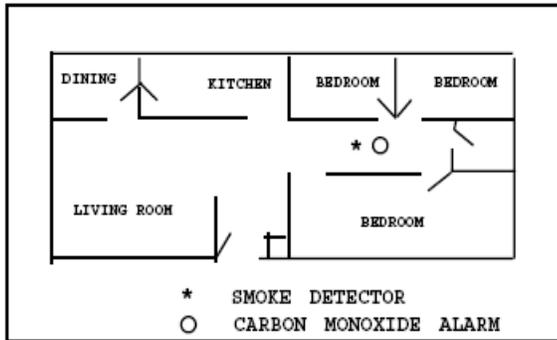


Figure 1

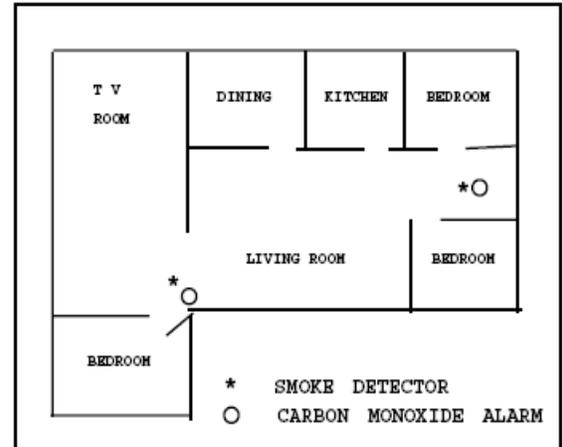


Figure 2

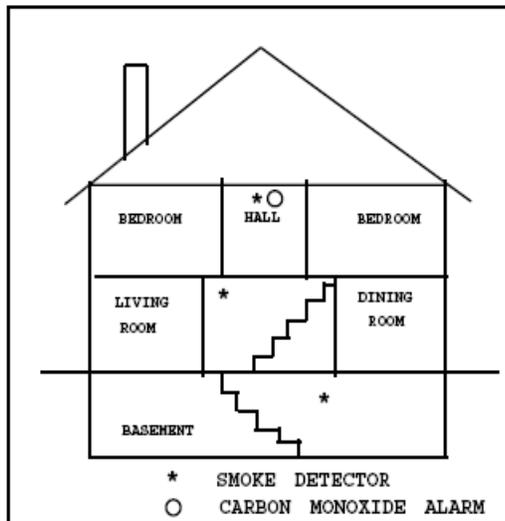


Figure 3

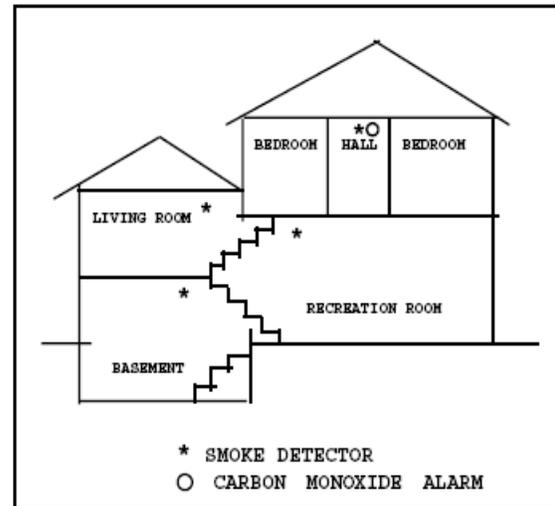


Figure 4

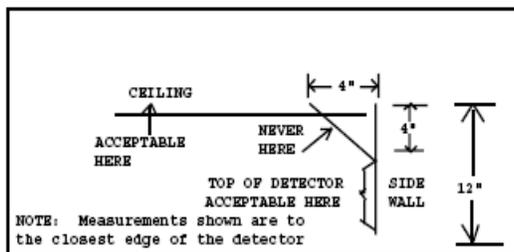


Figure 5

Fees for inspections are as set forth:
Mailed in applications will be charged by the day mailed is received; please allow mailing time and send in the correct payment according to the settlement date.

- (1) Request for inspection received more than 10 business day prior to the change of the occupancy: **\$35.00**

- (2) Request for a inspection received 4 to 10 business days prior to the change of occupancy: **\$75.00**
- (3) Request for a inspection received fewer than 4 business days prior to the change of occupancy: **\$125.00**
- (4) Rental fees shall be **\$35.00** per unit.

CHECK YOUR DETECTORS AND FIRE EXTINGUISHER ***BEFORE*** YOUR SCHEDULED INSPECTION TO AVOID DELAYING SETTLEMENT. IF THE DWELLING FAILS, A NEW INSPECTION AND FEE WILL HAVE TO BE PAID.