

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 or rent, are required to undergo an inspection from Buena Vista Township. 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, NJ 08310. Applications can be printed from the website and mailed with the correct payment. (See the required payment schedule below) After receiving the application, a representative from the Township will schedule the appointment with the contact person indicated on the application. On all rental inspections, a registration form needs to be filed prior to scheduling an inspection. See "Print a Housing Rental Application".

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

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

SMOKE ALARMS

N.J.A.C. 5:70-43.19(c) **Ten-year** sealed battery powered smoke alarms shall be installed and shall be listed in accordance with ANSI/UL 217.110 A/C powered smoke alarms installed as part of the original construction or rehabilitation project shall not be replaced with battery-powered smoke alarms. The New Jersey Fire Code requires a minimum of one smoke alarm on each level of your home, including the basement and walk up attics. Smoke alarms shall be located in the hallway, within 10 feet of all bedrooms.

1. Smoke alarms shall be located within 10 feet of all (bedrooms) sleeping areas.
2. Smoke alarms are required on every level of the home.
3. Basement smoke alarms shall be located at the bottom of the stairs.
4. All equipment shall be affixed to the wall or ceiling surface in accordance with the manufacturer's recommendations.

**Smoke and carbon monoxide alarms are NOT required in crawl spaces.

**Home with monitored fire/burglar detection systems must be out on "TEST" during your scheduled inspection time.

CARBON MONOXIDE ALARMS

N.J.A.C. 5:70-4.19(d) Carbon monoxide alarms shall be installed in all one and two-family dwellings, except for units in buildings that do not contain fuel-burning device or have an attached garage, as follows:

1. Single station carbon monoxide alarms shall be installed and maintained within 10 feet of all 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.
3. Carbon Monoxide alarms shall be installed on every level of one and two-family dwellings including the basement which contain fuel-burning device or have an attached garage.

FIRE EXTINGUISHERS

N.J.A.C. 5:70-4.19(e) 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-10B:C and no more than 10lbs.
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.
7. The top of the extinguisher shall not be more than five feet above the floor.

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

Homes **must be vacant** (no household or personal items present inside of the home). Inspectors will not inspect houses that are furnished without a representative being present at the time of the inspection. PLEASE CONTACT THE TOWNSHIP CLERK'S OFFICE IF YOU NEED FURTHER ASSISTANCE, 856-697-2100 EXT. 1 OR VISIT OUR WEBSITE www.buonavistanj.com
Fees for inspections are 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 days prior** to the change of occupancy; **\$45.00**
2. Request for inspection received **4 to 10 business days prior** to the change of occupancy; **\$90.00**
3. Request for inspection received **fewer than 4 business days prior** to the change of occupancy; **\$161.00**
4. Rental fees shall be \$45.00 per unit.

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