



East Rutherford Fire Department

Bureau of Fire Safety

Fire Official Kevin Barnas

312 Grove Street, East Rutherford, NJ 07073

Phone: (201) 728-9323

kbarnas@eastrutherfordnj.net

Residential Application for Smoke Alarm, Carbon Monoxide Alarm & Portable Fire Extinguisher Compliance

Person over the age of eighteen (18) years old must be present for inspection. Please provide the following required information and Email, Fax, Mail or Hand Deliver this application to the above listed address.

- Property Address: _____
- Property Block: _____ Property Lot: _____
- Date of Rental or Closing: _____ ☐ Sale ☐ Rental ☐ 1 Family ☐ 2 Family

Fire Alarm System Types (Check All That Apply):

- ☐ Battery Operated (10yr Sealed Battery) ☐ Hardwired ☐ Central Monitoring
- Owner's Last Name: _____ First Name: _____
- Current Address: _____ •
- Home Phone: _____ Cell Phone: _____ •
- Responsible Person: ☐ Realtor ☐ Owner:
- Contact Name: _____
- Contact Phone: _____

NEW OWNER/RENTER: Name: _____ Address: _____ Phone: _____

- **Correspondence Email (Required):** _____

****Please contact East Rutherford Fire Safety for the Requirements for Smoke Alarm, Carbon Monoxide Alarm & Portable Fire Extinguisher Compliance. Once issued, a certificate is valid for 6 months from the effective date. ****

Fee Schedule for Applications Received Prior to Closing / Rental Date:

- 10+ Business Days - \$45.00
- 4-9 Business Days - \$90.00
- 1-3 Business Days - \$161.00
- Reinspection - \$45.00 (Per Reinspection)

Requirements for Smoke Alarm, Carbon Monoxide Alarm & Portable Fire Extinguisher Compliance

In order to successfully pass the inspection, your property will need to meet **all** regulations mandated by the state and municipality. These requirements are detailed below and specifically refer to smoke alarms, carbon monoxide alarms, and fire extinguishers.

Please consult these requirements and contact the East Rutherford Bureau of Fire Safety with any and all questions or concerns **prior** to your appointment. If your property does not adequately meet these requirements, you will **fail and be required to schedule a reinspection** (including a \$45 reinspection fee). Your property must pass inspection prior to the closing or rental, you will receive a penalty for non-compliance. New homeowners or renters **cannot** occupy the home or rental unit prior to the inspection, or a \$500.00 penalty will be assessed.

Please Note: The property owner, realtor, or anyone over the age of eighteen (18) years old must be present at the time of the inspection, and payment must be made **prior** to the inspection. **No inspections will occur without payment being received prior to inspection.**

Fee Schedules:

After completing the Application for Smoke / Carbon Monoxide / Fire Extinguisher Certification, please mail, fax, email, or drop off the form. Your inspection fee is determined by counting the number of business days from the day we receive your application until your closing date. Fees are as follows:

1. Request for a CSDCMDC received ten (10) or more business days prior to the change of occupancy: \$45.00
2. Request for a CSDCMDC received four (4) to nine (9) business days prior to the change of occupancy: \$90.00
3. Request for a CSDCMDC received zero (0) to three (3) business days prior to the change of occupancy: \$161.00
4. Re-inspection or no-show fee: \$45.00 (This is in addition to the original cost of the inspection) ***Please Note:***
 1. Applications received less than ten (10) days before the closing or rental date will try to be accommodated; however, this is not always possible. This is the reason for sending in the application with ten (10) or more business days' notice.

Payment by check or money order is required BEFORE the inspection will be completed. Checks and money orders can be made out to: Borough of East Rutherford Fire Safety and may be brought to the Fire Safety office at 312 Grove St East Rutherford, NJ 07073.

WHERE TO LOCATE DETECTORS:

Detectors are to be located on every level of a residence, (basement, first floor, second floor) excluding crawl spaces and unfinished attics, and in every separate sleeping area, between sleeping areas and living areas such as the kitchen, garage, basement or utility room. In homes with only one sleeping area on one floor, a detector is to be placed in the hallway outside each sleeping areas as shown in Figure 1. In single floor homes with two separate sleeping areas, two detectors are required, outside each sleeping areas as shown in Figure 2. In multi-level homes, detectors are to be located outside sleeping areas and at every finished level of the home as shown in Figure 3. Basement level detectors are to be located in close proximity to the bottom of basement stairwells as shown in Figure 4.

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 nuisance alarm.

Bathrooms -excessive steam from a shower may cause a nuisance alarm.

Near forced air ducts-used for heating or air conditioning-air movement may prevent smoke from reaching detector.

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

The 4 inch "Dead Air" space where the ceiling meets the wall, as shown in Figure 5.

The peak of an "A" frame type of ceiling-"Dead Air" at the top may prevent smoke from reaching detector.

FURTHER INFORMATION ON DETECTOR PLACEMENT:

For further information about detector placement consult the National Protection Association's Standard No. 74-1984, titled "Household Fire Warning Equipment." This publication may be obtained by writing to the Publication Sales Department, National Fire Protection Association, Batterymarch Park, Quincy, MA. 02269.

CARBON MONOXIDE ALARMS are to be located in every separate sleeping area per NFPA 720 and manufacturer's recommendations.

WHERE TO LOCATE FIRE EXTINGUISHER:

Within 10 feet of the kitchen and located in the exit or travel path; and is visible and in a readily accessible location. The top of the fire extinguisher is not more than 5 feet above the floor and is mounted using manufactures hanger or brackets. Minimum size of 2A:10B:C and weigh no more than 10 pounds, is accompanied with the owners manual or with the proper written instructions. The extinguisher is listed, labeled, charged and operable. The extinguisher must have been serviced and tagged by a contractor certified by the New Jersey Division of Fire Safety within the past 12 months or seller must provide a recent proof of purchasing receipt.



RED= SMOKE DETECTOR ON EACH LEVEL WITHIN 10 FEET OF THE BEDROOM

BLUE = CO DETECTOR OUTSIDE THE SLEEPING AREA IN THE SAME LOCATION AS THE SMOKE DETECTOR

HARDWIRED DETECTORS MUST BE REPLACED WITH SAME. YOU CANNOT SUBSTITUTE A BATTERY ONLY DETECTOR FOR A HARDWIRED/ELECTRIC DETECTOR THAT WAS ORIGINALLY INSTALLED DURING CONSTRUCTION. ALL DETECTORS MUST BE LESS THAN 10 YEARS OLD

IF THE HOME WAS BUILT PRIOR TO 1977 WITHOUT HARDWIRED DETECTORS, 10-YEAR BATTERY SMOKE DETECTORS MUST BE INSTALLED ON EACH LEVEL AND IN THE SAME LOCATIONS AS MENTIONED.

SMOKE AND CO COMBINATION DETECTORS CAN BE USED IN ALL CONFIGURATIONS

IF YOU HAVE A CENTRAL OR LOW VOLTAGE SYSTEM, AN ALARM TEST OF THE SYSTEM WILL BE NEEDED TO PASS AND SYSTEM MONITORING NEEDS TO BE MAINTAINED FOR THE TEST. IF MONITORING WAS CANCELLED, IT MUST BE RE-ESTABLISHED TO HAVE A TEST PERFORMED.

CARBON MONOXIDE ALARMS – WHAT YOU NEED TO KNOW

Carbon Monoxide Alarms should be installed with 10 feet of any sleeping areas so they will be audible in each bedroom. Multiple Carbon Monoxide Alarms may be necessary to accomplish this requirement. The use of a combination Smoke and CO detector are allowed to fulfill the requirement.

Carbon Monoxide Alarms may be battery type, AC plug-in type and shall be listed and labeled in accordance with UL-2034 and installed in accordance with NFPA-720

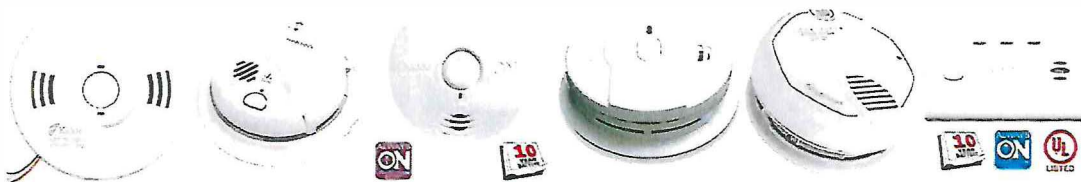
SMOKE DETECTORS – WHAT YOU NEED TO KNOW

ANY DETECTOR THAT IS OLDER THAN 10 YEARS MUST BE REPLACED UNDER THIS REQUIREMENT AND IN ACCORDANCE WITH NFPA-72 (14.4.5.4.1 AND 14.4.5.5)

Smoke detector requirements vary because of code changes adopted over the past years. At a minimum, homes that were not altered or made larger and built prior to January 1977 require battery detectors to be installed. One on each level and outside of each sleeping area usually with 10 feet of any bedroom doors. The use of a combination Smoke and CO detector is allowed to fulfill the requirements.

AS OF JANUARY 1, 2019, 10-YEAR SEALED BATTERY ONLY POWERED ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/UL 217 AND ALL BATTERY-OPERATED SMOKE DETECTORS THAT USE REMOVABLE BATTERIES MUST BE REPLACED WITH THE SEALED BATTERY DEVICE REQUIREMENT MENTIONED ABOVE

Any building constructed after January 1977 needs to meet the requirements of the code at the time the building was constructed. If the code only required hard wired smoke detectors on one or two floors, hardwired detectors need to be installed on each floor. 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 ONLY** powered smoke alarms (Hardwired stay HW'd).



ALL INSTALLED SYSTEMS MUST BE MAINTAINED AT ALL TIMES (IFC 907.1.11.2)

LOW VOLTAGE FIRE ALARM SYSTEMS – WHAT YOU NEED TO KNOW

All Low Voltage Fire Alarm systems that are monitored by a central notification station must be maintained in accordance with NFPA-72 and the homeowner must provide a system test report at the time of inspection. Failure to maintain monitoring and provide a system test report that shows no deficiencies will be cause for failure and a re-inspection will be needed.

FIRE EXTINGUISHERS

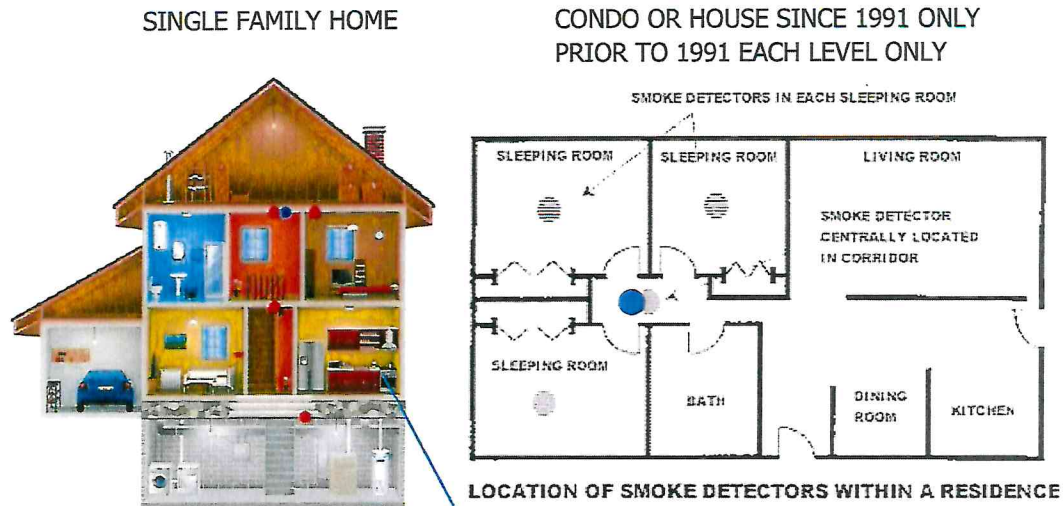
The requirements for extinguisher type and placement are as follows (N.J.A.C 5:70-4.19(e):

1. At least one portable fire extinguisher shall be installed in all one- and two-family dwellings upon change of occupancy.
2. The extinguisher shall be listed, labeled, charged and operable.
3. The size shall be no smaller than **2A-10B:C**, rated for residential use and weighs no more than 10lbs.



4. The hangers or brackets supplied by the manufacturer must be used.
5. The extinguisher must be within 10 feet of the kitchen and located in the path of egress.
6. The top of the extinguisher must be no more than 5 feet above the floor.
7. The extinguisher must be readily accessible location and not obstructed from view.
8. The owner's manual or written information regarding the operation shall be provided during the inspection
9. The extinguisher shall be serviced and tagged within the past 12 months or the seller must have a receipt for a recently purchased extinguisher.

Depending on the year the structure was built, locations vary, some have just hallway or corridor detectors and others have them hardwired in the bedroom along with the other locations. If they are multi-level, you should have one on every level in the locations noted below.



ALL DETECTORS MUST BE LESS THAN 10 YEARS OLD

RED= SMOKE DETECTOR ON EACH LEVEL WITHIN 10 FEET OF THE BEDROOM

BLUE = CO DETECTOR OUTSIDE THE SLEEPING AREA(s) IN THE SAME LOCATION AS THE SMOKE DETECTOR ON THE WALL OR CEILING

HARDWIRED DETECTORS MUST BE REPLACED WITH SAME. YOU CANNOT SUBSTITUTE A BATTERY ONLY DETECTOR FOR A HARDWIRED/ELECTRIC DETECTOR IF THE STRUCTURE WAS BUILT WITH IT.

IF THE HOME WAS BUILT PRIOR TO 1977 WITHOUT HARDWIRED DETECTORS, 10-YEAR BATTERY SMOKE DETECTORS MUST BE INSTALLED ON EACH LEVEL AND IN THE SAME LOCATIONS AS MENTIONED.

SMOKE AND CO COMBINATION DETECTORS CAN BE USED IN ALL CONFIGURATIONS.

IN SOME INSTANCES, THE KITCHEN IS NEAR A BEDROOM, A PHOTOELECTRIC TYPE OF DETECTOR SHOULD BE INSTALLED AT LEAST 10 FEET FROM THE STOVE.

IF YOU HAVE A CENTRAL OR LOW VOLTAGE SYSTEM, AN ALARM TEST OF THE SYSTEM WILL BE NEEDED TO PASS AND SYSTEM MONITORING NEEDS TO BE MAINTAINED. IF MONITORING WAS CANCELLED, IT MUST BE RE-ESTABLISHED TO HAVE A TEST PERFORMED.