



Flemington Borough Fire Safety
38 Park Ave
Flemington, NJ 08822



Phone: 908-782-8840 Ext. 227

E-mail: fireofficial@historicflemington.com

To: All Real Estate Agencies/Home Owners

Subject: Smoke Alarm/Carbon Monoxide Alarm and Portable Fire Extinguisher Inspections

Attached please find an application for a Smoke Alarm/Carbon Monoxide Alarm and Portable Fire Extinguisher Inspection which is required pursuant to the NJ Uniform Fire Code N.J.A.C. 5:70-2.3 and the Flemington Fire Safety Ordinance 8-19 when a change in occupancy or ownership occurs.

Received more than Ten (10) days before closing/change of occupancy:	\$55.00
Ten to Four (10-4) days before closing/change of occupancy:	\$90.00
Less than (4) days before closing/change of occupancy:	\$161.00

Fees can be very significant if adequate notice is not provided for these inspections.

Make checks payable to:
"Flemington Boro Fire Safety"

Thank you for your cooperation in proper scheduling. Please feel free to contact our office if you should require further assistance.

Sincerely,

Ken McCormick
Fire Marshal

ONE & TWO FAMILY HOMES CERTIFICATION CRITERIA FOR SMOKE ALARMS AND CO ALARMS

BUILT BEFORE 1977:

- 10 Year Sealed Battery Single Station Alarms
- One on each level
- Within 10 feet of each bedroom
- CO Alarm within 10 feet of each sleeping area

BUILT 1977 OR AFTER, BUT BEFORE 1984:

- Electric Alarms not interconnected
- One on each level
- Within 10 feet of each bedroom
- CO Alarm within 10 feet of each sleeping area

BUILT 1984 OR AFTER, BUT BEFORE 1990:

- Electric Alarms –**INTERCONNECTED**
- One on each level
- Within 10 feet of each bedroom
- CO Alarm within 10 feet of each sleeping area

BUILT 1990 TO PRESENT:

- Electric Alarms with battery back-up -**ALL INTERCONNECTED**
- One on each level Within 10 feet of each bedroom
- In each bedroom
- CO Alarm within 10 feet of each sleeping area

Note: Only homes built before 1977 need to have the smoke alarm at the bottom of the stairwell in basement.

Listed below are the requirements for each Certificate of Inspection:

SMOKE ALARMS

- Alarms are to be located on every level of a resident (basement, first floor, second floor) excluding crawl spaces and unfinished attics, between sleeping areas such as the kitchen, garage, basement or utility room.
- In homes with only one sleeping area on one floor, an alarm is to be placed in the hallway within 10 feet of that room.
- In single family homes with two separate sleeping areas two alarms are required outside each sleeping and within 10 feet of that room.
- In multi-level homes, alarms are to be located outside sleeping areas and on every finished level of the home.
- Basement level alarms are to be located in close proximity to the bottom of the basement stairwells.
- If placed on the wall, the alarms should be four inches down from ceiling but no more than 12 inches.
- Smoke alarms shall not be older than 10 years from the date of manufacture or older than the expiration date prescribed by the manufacturer.
- Alarms are to be Installed and Maintained in accordance with NFPA 72. And shall be listed in accordance with ANSI/UL 217

CARBON MONOXIDE ALARMS:

- Each alarm shall be located on the wall, ceiling or other location as specified in the installation instructions that accompany the unit.
- The alarm can either be electric, battery or the plug-in type.
- If you have a combination smoke/carbon monoxide alarm, it needs to be placed in accordance with smoke alarm placement in sleeping areas.
- Carbon monoxide alarms shall not be older than 10 years from the date of manufacture or older than the expiration date prescribed by the manufacturer.
- Carbon monoxide alarm equipment shall be installed in the immediate vicinity of each sleeping area.

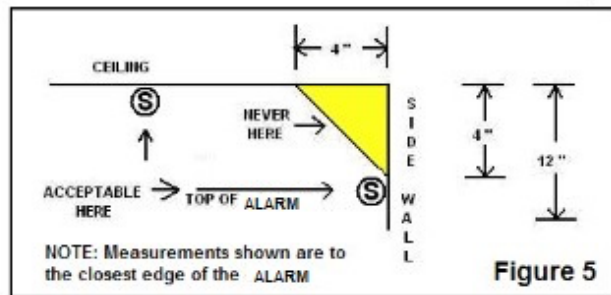
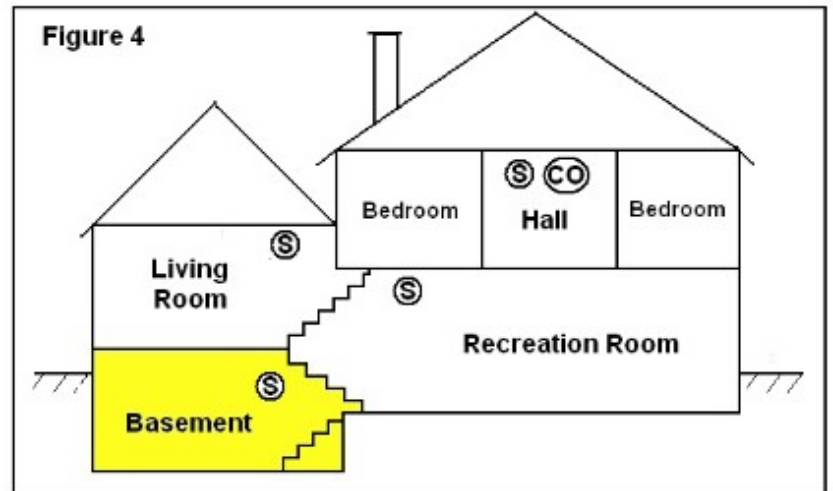
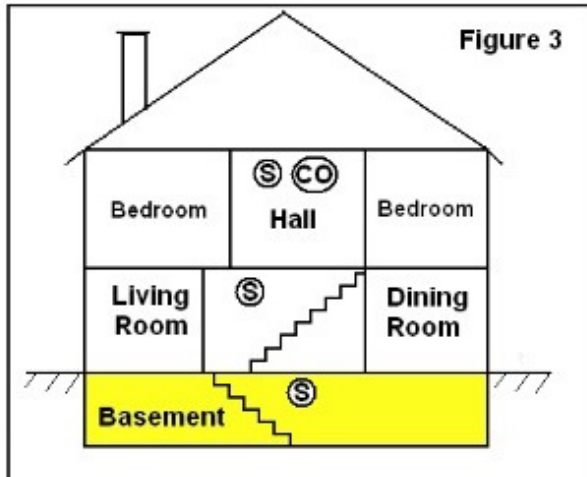
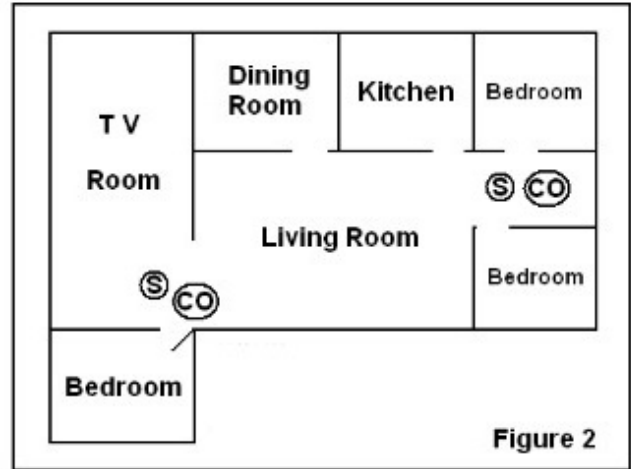
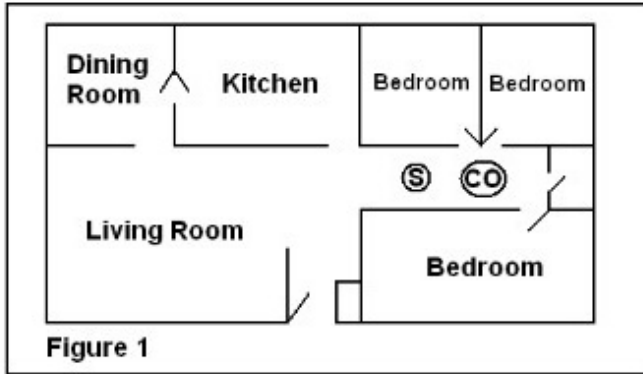
FIRE EXTINGUISHERS

- One fire extinguisher shall be mounted within 10 feet of the kitchen and located in the path of egress.
- The extinguisher shall be mounted using the manufacturer's mounting bracket, with the top of the extinguisher no higher than 5 feet from the floor. With the operating instructions clearly visible.
- The extinguisher shall be readily accessible and not obstructed from view.
- The extinguisher shall weigh no more than 10lbs and be a minimum 2A:10B:C rated extinguisher.
- The seller of the home shall provide proof of purchase showing that the extinguisher is less than 1 year old, or it shall be serviced and tagged by a certified Division of Fire Safety contractor within the last 12 months.
- The owner's manual or written operation instructions shall be provided during the inspection and left for the new occupant.

In order to receive your Certificate, the location of your smoke/carbon monoxide alarms, and fire extinguisher must all be in compliance with the regulations in all codes.

After inspection is complete, your certification is immediately issued. Each certificate is valid for six (6) months

Smoke Alarm and CO Alarm placement



S SMOKE ALARM
 CO CARBON MONOXIDE ALARM



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 N.J.A.C. 5:70-2.3 // Ordinance 8-19

Request for Certificate of Inspection

Smoke & Carbon Monoxide Detector & Fire Extinguisher

Change of Occupancy in ALL Homes and Rental Units

Owner: _____

Block: _____ Lot: _____ Address: _____ Apt #: _____

Phone #: _____ Date of Application: _____

Date of Closing / Rental: _____

Reason: Sale Lease Change in occupancy

Unit Type: Single Family Two Family Multi Family Townhouse
 Condo Apartment

Unit Class: Owner occupied Rental property Leased property Bank owned
 Vacant

ALL FEES MUST BE SUBMITTED WITH APPLICATION:

_____ \$55.00 – 10 DAYS PRIOR TO THE CLOSING

_____ \$90.00 – 10 -4 DAYS PRIOR TO THE CLOSING

_____ \$161.00 – UNDER 4 DAYS PRIOR TO THE CLOSING

Fee paid Per Inspection: _____ Check: # _____ Cash: _____ Date: _____

There will be a five hundred (\$500.00) dollar noncompliance penalty issued to anyone not applying for or getting said certification with sale of house or rental of any rental unit.

All Fees Payable to “Flemington Boro Fire Safety”

Please test all Systems Prior to inspection

A SEPARATE FORM IS REQUIRED FOR EACH INSPECTION PERFORMED