

Township of Mount Olive

Office of the Fire Marshal

204 Flanders-Drakestown Rd.
Budd Lake, NJ 07828

PO Box 450
(973)691-0900 x7337

APPLICATION FOR ONE- & TWO-FAMILY DWELLINGS

CERTIFICATE OF SMOKE DETECTOR AND CARBON MONOXIDE

ALARM COMPLIANCE IN ACCORDANCE WITH NFPA 74 AND 720

You MUST pay your taxes to one of these towns in order to use this form:

BUDD LAKE, FLANDERS, HACKETTSTOWN, CHESTER BORO or ALLAMUCHY

DATE: _____ CLOSING DATE: _____

NAME: _____ PHONE NO. _____

STREET ADDRESS _____

CITY, ZIP _____

REALTOR'S NAME: _____

PHONE NO. _____

*Smoke detectors and carbon monoxide detectors must be installed prior to inspection.
(See attached form for locations of smoke detectors & carbon monoxide detectors).*

NJAC 5:70,2.9(d) The application fee for a certificate of smoke detector and carbon monoxide alarm compliance (CSDCMAC), as required by N.J.A.C. 5:70-2.3, shall be based upon the amount of time remaining before the change of occupant is expected, as follows:

Requests for a CSDCMAC received more than 10 business days prior to the change of occupant: \$45.00.
Requests for a CSDCMAC received four to 10 business days prior to the change of occupant: \$90.00.
Requests for a CSDCMAC received fewer than four business days prior to the change of occupant: \$161.00.

*****All fees are to be paid by check, money order, or exact cash.*****

*****MAKE CHECKS PAYABLE TO THE TOWNSHIP OF MT. OLIVE*****

Please complete and return this form as soon as possible after you find out your settlement date.

Signature of Owner: _____

Print Your Name: _____

Rev Date: Nov 1, 2023

EFFECTIVE JANUARY 1, 2019 - SMOKE DETECTORS

5:70-4.19 Smoke alarms for one- and two-family dwellings; carbon monoxide alarms and portable fire extinguishers

- (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:
- (b) The smoke alarms required in (a) above shall be located and maintained in accordance with NFPA 72, (2013) ed.
 - a. **14.4.7 Replacement of Smoke alarms in One and Two-Family Dwellings.**
 - b. 14.4.7.1 Unless otherwise recommended by the manufacturer's published instructions, single and multiple-station smoke alarms installed in one- and two-family dwellings shall be replaced when they fail to respond to operability tests ***but shall not remain in service longer than 10 years from the date of manufacture.***
 - c. 14.4.7.2 Combination smoke/carbon alarms shall be replaced when the end-of-life signal is activated or ***10 years from the date of manufacture, whichever comes first.***
- 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 operated smoke alarms.
- 1. A/C powered smoke alarms shall be accepted as meeting the requirements of this section,

PLACEMENT OF SMOKE DETECTORS FOR ONE AND TWO-FAMILY RESIDENCES

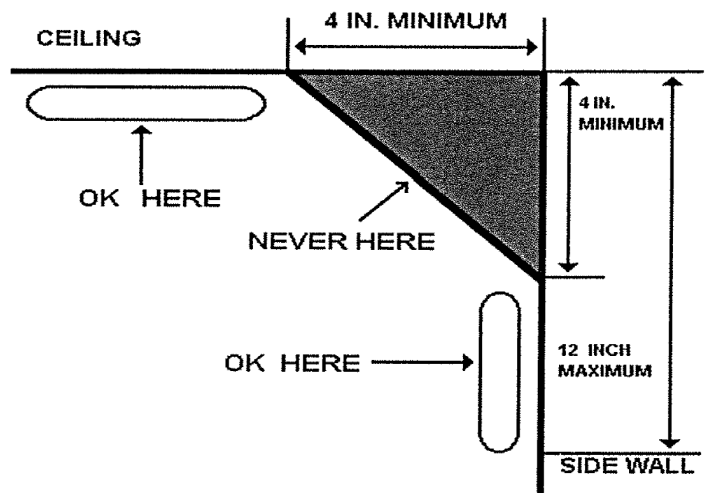
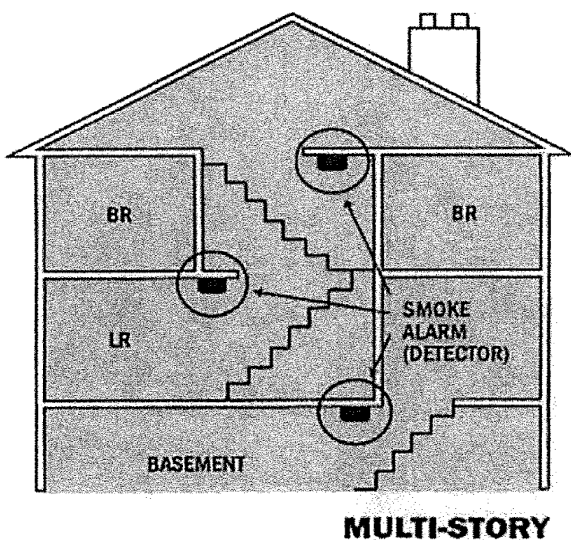
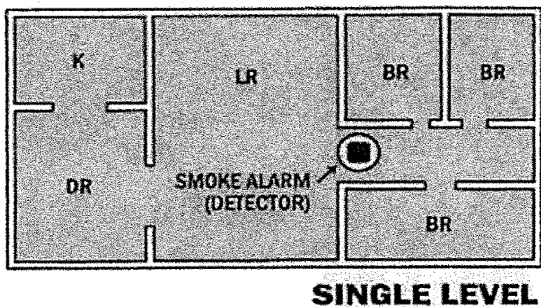
The New Jersey State Uniform Safety Act, N.J.S.A.52:27D-198.1 states: a structure used or intended to be used for residential purposes by not more than two households, shall have a smoke-sensitive alarm device on each level of the structure and outside each separate sleeping area in the immediate vicinity of the bedrooms and located on or near the ceiling in accordance with the National Fire Protection Association Standard No. 74-1984. The smoke sensitive device shall be tested and listed by a product certification agency recognized by the Division of Fire Safety.

WHERE TO PLACE SMOKE DETECTORS

Basement area: The basement smoke detector shall be installed in the basement, within 10 feet of the stairway. The detector shall not be in the stairway. If installed on an open joists ceiling, the detector shall be placed on the bottom of the joists. For finished ceilings see note below. **Living area and/or First Floor:** The living area smoke detector shall be installed in the living room and/or near the stairway leading to the upper level. The detector shall not be in the stairway.

SMOKE DETECTOR PLACEMENT

- BASEMENT: One at the bottom of the stairs to first floor.
One within 10' of a bedroom (if any).
- FIRST FLOOR: One at the bottom of the stairs to second floor.
One within 10' of a bedroom (if any).
- SECOND FLOOR: One at the top of the stairs from first floor.
One within 10' of a bedroom (if any).
- THIRD FLOOR: One at the top of the stairs from the second floor.
One within 10' of a bedroom (if any).
- ATTIC: No detector needed if the attic is not finished.



Bedroom areas: The bedroom areas smoke detector shall be in the hall of area outside the bedrooms, within 10 feet of any bedroom door. In units with more than one bedroom area or with bedrooms on more than one floor, a detector is required within 10 feet of each bedroom.

Attic area: Finished attics only. The attic area smoke detector shall be in the attic near the stairway from the floor below. The detector shall be placed as indicated in the note below. Remember if there is a bedroom in the attic the detector must be within 10 feet of the bedroom door.

NOTE: Smoke detectors shall be mounted on the ceiling at least 4 inches from the wall or on the wall with the top of the detector not less than 4 inches or more than 12 inches below the ceiling at its highest point. Smoke detectors shall have a low battery warning and test button for easy testing and maintenance. Should you have any questions regarding the placement or testing of detectors please do not hesitate to call our office at (973)691-0900 x7326.

CARBON MONOXIDE ALARM

2-1 1.2 A carbon monoxide alarm or detector should be centrally located outside of each separate sleeping area within 10ft. of the bedrooms. Each alarm or detector should be located on the wall, ceiling, or other location as specified in the installation instructions that accompany the unit.

REQUIREMENTS FOR THE TYPE AND PLACEMENT OF THE EXTINGUISHERS ARE AS FOLLOWS:

1. At least one portable fire extinguisher shall be installed in all one- and two-family dwellings (except seasonal rental units) 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 weigh no more than 10lbs.
4. The hangers or brackets supplied by the manufacturer must be used.
5. The extinguisher must be located within 10 feet of the kitchen and located in the path of egress.
6. The top of the extinguisher must not be more than 5 feet above the floor.
7. The extinguisher must be visible and in a readily accessible location, free from being blocked by furniture, storage, or other items.
8. The extinguisher must be near a room exit or travel path that provides an escape route to the exterior.
9. The extinguisher must be accompanied by an owner's manual or written information regarding the operation, inspection, and maintenance of the extinguisher, and
10. Lastly, the extinguisher must be installed with operating instructions clearly visible. New fire extinguishers are not required to be serviced and tagged if the seller or agent can provide proof of purchase or receipt.