



**BOROUGH OF UPPER SADDLE RIVER
BUREAU OF FIRE PREVENTION
201-932-0350**



**APPLICATION FOR ONE & TWO-FAMILY DWELLING
CERTIFICATE OF SMOKE DETECTOR / CARBON MONOXIDE
ALARM COMPLIANCE & REQUIREMENTS FOR FIRE EXTINGUISHER PLACEMENT**

(This office reserves the right to change the above due to operational needs)

Date of Application: _____ CLOSING DATE: _____

Fee: \$75.00

Name of Property Owner: _____

Address of Property: _____

PHONE # (person on site the day of inspection): _____

BLOCK: _____ LOT: _____

(CHECK ONE) SALE _____ RENTAL: _____

CIRCLE ONE

TYPE OF SMOKE DETECTORS: Battery Operated / Hardwired / Central Station Monitored

REALTORS NAME: _____

Realtors Email: _____

Phone #: _____

The information on this document may be utilized by this office to communicate potential changes in scheduling of inspections, code changes, recalls, etc...

*****For Office Use Only*****

Date: _____ PERMIT # _____ Check#: _____ Fee _____

REGULATIONS / LAW: Pursuant to the Uniform Fire Safety Act; P.L. 1983, c.383 (N.J.S.A. 52:27D-192 et seq.): Before any one- and two- family or attached single family structure is sold, leased or otherwise made subject to a change of occupancy for residential purposes, the owner shall obtain a certificate of smoke alarm, carbon monoxide alarm, and portable fire extinguisher compliance CSACMAPFEC, evidencing compliance with N.J.A.C. 5:70-4.19 and N.J.S.A. 52:27D-198.1.

VIOLATIONS & PENALTIES: Any owner who does not comply with the requirements shall be subject to a fine of not more than \$500.00, which may be collected by the local enforcing agency. Smoke Detectors Requirements:

- Smoke detectors that were required to be installed due to original construction, renovation, alteration or addition that were hard-wired and or hard-wired and interconnected are required to be maintained as such for the life of the structure.
- Those structures that are not required to be hard-wired, can have battery operated devices or Central Station Monitored Systems.
- Smoke detectors shall be located in accordance with the (NFPA) National Fire Protection Association Standard 74-1984.

1. Smoke Detectors shall be installed at the base of each stairway on each level of the structure (including basement) and outside each separate sleeping area in the immediate vicinity of the bedrooms (within ten feet of each bedroom door) and not closer than 3-5 feet to any air register or bathroom door.

2. Proof of **END OF LIFE** will be required if device is more than **7 years** old. If date is not provided by manufacturer on the device, you will be required to replace it unless you can provide documentation that its expiration has not come to an end.

- 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-powered smoke alarms. **The effective date of this subsection shall be January 1, 2019.**

Carbon Monoxide Alarms Requirements:

- All carbon monoxide alarm(s) ***shall be installed per NFPA 720 and meet all the requirements of UL Standard 2034.***

1. Shall be installed within 10 feet outside of every bedroom within the structure, and may be battery-operated, hardwired or of the plug-in type.

2. It must be installed in the immediate vicinity outside of the bedroom.

Central Station test:

- A (certified) fire alarm central station test document shall be required in addition to a field inspection.

Fire Extinguishers: 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 10 pounds;
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 contactor within the past 12 months or the seller must have a receipt for a recently purchased extinguisher; and
7. The top of the extinguisher shall not be more than five feet above the floor.

Scheduled Inspections: Inspections will be conducted on Dates and times provided by the office administrator.

Fee: The application fee for a certificate of smoke detector / carbon monoxide alarm compliance shall be based upon the amount of time remaining before the change of ownership or occupant is expected as follows:

- ♣ Requests for a CSACMAPFEC received more than 10 business days \$ \$75.00
- ♣ Requests for a CSACMAPFEC received fewer than 4 business days \$125.00

Note: Non-working, recalled, missing fire detection / carbon monoxide alarms, and/or "no shows" will be charged an additional fee of \$35.00 for a re-inspection. Checks should be made payable to the Borough of Upper Saddle River

Entry into Structure: No inspector will be permitted to enter a structure unless accompanied by an owner, tenant, realtor or agent that is at least 18 years of age. Proof of age will be required by a driver license only.

Expiration of Certificate: The certificate is valid for six (6) months. With each and every change of ownership or occupancy, a new application shall be required.