

Re: [Pennington, NJ] Application for certification of smoke alarms (Sent by Ryan Fraser, rfraser50@yahoo.com)

jdavy@penningtonboro.org

Thu 6/23/2022 10:04 AM

To: rfraser50@yahoo.com <rfraser50@yahoo.com>;

Cc: bsterling@penningtonboro.org <bsterling@penningtonboro.org>;

Thank you Ryan for bringing this to our attention. We look forward to having you discuss this concern at our July 5th Council meeting.

Peace,
Jim Davy
Mayor - Pennington

From: cmsmailer@civicplus.com <cmsmailer@civicplus.com> on behalf of Contact form at Pennington, NJ <cmsmailer@civicplus.com>

Sent: Thursday, June 23, 2022 9:46:31 AM

To: jdavy@penningtonboro.org

Subject: [Pennington, NJ] Application for certification of smoke alarms (Sent by Ryan Fraser, rfraser50@yahoo.com)

Hello jdavy,

Ryan Fraser (rfraser50@yahoo.com) has sent you a message via your contact form (<https://www.penningtonboro.org/user/516/contact>) at Pennington, NJ.

If you don't want to receive such e-mails, you can change your settings at <https://www.penningtonboro.org/user/516/edit>.

Message:

Dear Mayor Davy,

I am writing to you today to bring to the Council's attention a current practice by Hopewell Valley Bureau of Fire Safety as it pertains to applications for certification of smoke alarms, carbon monoxide alarm, and fire extinguisher compliance for the sale of private residences in the Borough of Pennington.

Although the Bureau of Fire Safety has resumed commercial and farm inspections at all properties, according to their website, "due to COVID-19 all residential inspections of one and two family dwellings at the time of resale or change of tenancy as required under N.J.A.C.5:70-4,4.19 will be done via Affidavit only. We are NOT conducting in person inspections."

Although our surrounding districts have resumed inspections for residential properties (Raritan, Manalapan, Ewing, Franklin), Hopewell Valley continues to require homeowners to self-certify, while continuing to collect the same fees from the taxpayers of Pennington Borough. What is more alarming is the fact that, "If the home has hardwired smoke alarms or a low voltage alarm system, an inspection report from a licensed electrician or alarm service company is required." They are requiring a homeowner, because they are not performing physical inspections, to HIRE A LICENSED ELECTRICIAN to certify that when the test button on the alarm is pressed, the smoke detectors all function. This local requirement, not required by the Administrative Code, places an undue burden and expense on the backs of our local taxpayers. Quite frankly, I am shocked that this practice has not been brought to your attention sooner.

There are municipalities, such as Egg Harbor Township, that require self-certification. However, there is no requirement for the homeowner to hire a licensed electrician.

Please find attached the documents referenced in this letter and I hope that the Borough Council can assist our local homeowners, seniors who are looking to downsize after paying decades of high taxes as well as many families that move WITHIN our cherished Borough, in ending this current practice.

I plan on attending the Borough Council meeting on July 5th, and can address this issue in more detail if requested.

Respectfully,

Ryan Fraser
202 Burd Street
Pennington, NJ 08534



BUREAU OF
FIRE INSPECTIONS

TOWNSHIP OF EGG HARBOR
3515 BARGAIN TOWN ROAD
EGG HARBOR TWP. NJ 082348321

PHONE: (609) 926-4070
FAX: (609) 926-4181
EMAIL: Jbond@ehtgov.org

- ☐ Affidavit (fill out the whole form)
☐ Request for on sight inspection (fill out top portion only)

Application for One and Two Family Dwelling
Certification of Smoke Alarm, Carbon Monoxide Alarm and Portable Fire Extinguisher Compliance

Dwelling Location: Block _____ Lot _____
Street Address: _____

I, _____ certify that the dwelling at the above referenced location has smoke alarms installed and are in working order as stated below:

☐ **1978 and before** All one and two family residences constructed before 1978 must have **10- Year Sealed Battery (Effective January 1st, 2019)** smoke alarms located on each level of the structure and outside each separate sleeping area in the immediate vicinity of the bedrooms.

☐ **1979 to 1987** If the one or two family residence was constructed between 1979 and 1987, electric hard wired smoke alarms are required in the immediate vicinity of each sleeping area and in the basement area. 10- Year Sealed Battery powered smoke alarms CAN be added to meet the new requirement for each level of the structure. The smoke alarms located outside each sleeping area(s) and the basement MUST BE ELECTRIC HARD WIRED UNITS.

☐ **1988 to 1991** If the one or two family residence was constructed between 1988 and 1991, electric hard wired, interconnected smoke alarms are required on each level of the structure and outside each separate sleeping area in the immediate vicinity of the bedrooms. ALL SMOKE ALARMS MUST BE ELECTRIC HARD WIRED AND INTERCONNECTED UNITS. IF ONE ALARM ACTIVATES ALL ALARMS SOUND AN ALARM.

☐ **1991 to Present** If the one or two family residence was constructed between 1991 and present, electric hard wired interconnected units with battery backup power must be installed in all bedrooms, outside of each separate sleeping area, and on every level of the structure.
NO EXCEPTIONS.

☐ All smoke alarms are in working order.

☐ Carbon Monoxide Alarm installed in immediate vicinity of the sleeping area(s). Carbon Monoxide alarms may be battery operated, hard wired or plug in type and shall be listed and labeled in accordance with UL-2034 and installed per N.J.A.C. 5:70-4.19 and NFPA-720.

☐ Portable Fire Extinguisher 2 ½ to 10lb. ABC Dry Chemical within 10 ft. of the kitchen.

This inspection shall be conducted by the owner or an authorized representative of the owner.

Address Certificate is to be sent: _____ Phone#: _____
Fax #: _____

I do hereby certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I will be subject to a penalty.

Sworn and subscribed before me this _____ day of, _____ 20 _____

Notary Signature

Applicant Signature

Printed Name

FEE: \$50.00



casetext

Free Trial

Get a Demo

Search all cases and statutes...

JX

Statutes, codes, and regulations

New Jersey Administ...



Subchapter 4 - FIRE ...

N.J. Admin. Code § 5:70-4.19

Download

Current through Register Vol. 54, No. 11, June 1, 2022

Section 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 5:70-2.3, smoke alarms shall be installed as follows:

1. On each level of the premises; and
2. Outside of each separate sleeping area.

(b) The smoke alarms required in (a) above shall be located and maintained in accordance with NFPA 72.

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



two-family or attached single family dwellings, except for units in buildings that do not contain a fuel-burning device or have an attached garage, as follows:

1. Single station carbon monoxide alarms shall be installed and maintained in the immediate vicinity of the 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.

(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 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 contractor 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.
8. Exception: Portable fire extinguishers shall not be required for seasonal summer units. For purposes of applying this exception, "seasonal summer unit" shall mean a dwelling unit rented for a term of not more than 125 consecutive days for residential purposes by a person having a permanent residence elsewhere, but shall not include use or rental of living quarters by migrant, temporary, or seasonal workers in connection with any work or place where work is being performed.

**casetext**[Free Trial](#)[Get a Demo](#)

JX

[Previous Section](#)[Section 5:70-4.18 - Boiler/furnace equipment rooms](#)[Next Section](#)[Section 5:70-4.20 - Casino hotels](#)

Make your practice more effective and efficient with Casetext's legal research suite.

[Get a Demo](#)

Casetext research

Parallel Search

Compose

[Pricing](#)[Switch](#)[Big firm](#)[Coverage](#)[SmartCite](#)[Public records search](#)



casetext

Free Trial

Get a Demo

Search all cases and statutes...

JX

Bar associations

About us

Jobs

Blog

News

Twitter

Facebook

LinkedIn

Instagram

Help articles

Customer support

Contact sales

Privacy

Terms

© 2021 Casetext Inc.

Casetext, Inc. and Casetext are not a law firm and do not provide legal advice.

Hopewell Valley Bureau of Fire Safety
201 Washington Crossing Pennington Road, Titusville, NJ 08560
Phone (609) 730-8156

**APPLICATION FOR CERTIFICATION OF SMOKE ALARMS, CARBON
MONOXIDE ALARM AND FIRE EXTINGUISHER COMPLIANCE**

Please read instructions on page 2 prior to filling out this form

Street Address: _____ Town: _____ Zip Code: _____

Owner Name: _____ Block: _____ Lot: _____

Date of Closing/Change in Occupancy _____ **# of Bedrooms** _____ **Year of Construction** _____

Contact Name & Phone: _____

Please Email certificate to: _____

Application Fee Schedule

Applications received more than 10 business days prior to the closing/change of occupancy: \$45.00

Applications received 4 - 10 business days prior to the closing/change of occupancy: \$90.00

Applications received fewer than 4 business days prior to the closing/change of occupancy: \$161.00

Make checks payable to HTFD#1 - Application Fees are NON-REFUNDABLE (no credit or debit cards)

Self-Inspection/Affidavit

- ☐ Smoke and carbon monoxide alarms have been installed in accordance with the Uniform Fire Code.
- ☐ All smoke alarms and carbon monoxide alarms are in working order and are less than 10 years old.
- ☐ All smoke and carbon monoxide alarms were tested on _____ and are in working order.
- ☐ 2A:10B:C-type fire extinguisher not more than 10 pounds, is visibly mounted using manufacturer hanger or brackets, is easily accessible within 10 ft. of the kitchen and has a current inspection tag or store receipt showing purchase within the last 12 months.
- ☐ I have read the attached recall notices 14-275 and 17-031 and I verify that the smoke alarm /carbon monoxide alarm models listed were not installed in this residence at the time of inspection.

THE SECTION BELOW IS REQUIRED FOR SELF INSPECTIONS / AFFIDAVITS ONLY

The property owner or their representative has conducted this inspection and attests that: The required smoke alarms are located in accordance with NFPA -72. All smoke alarms are listed in accordance with ANSI/UL-217, Carbon Monoxide alarms are installed in accordance with UL-2034 and NFPA 720.

I do hereby certify that the foregoing statements made by me are true. I have read and fully understand the contents of page 2 of this application. I am aware that if any of the foregoing statements made by me are willfully false, I will be subject to penalty.

Sworn and subscribed to before me on this _____ day of _____, 20_____

Applicant Signature _____

Printed Name _____

Notary Signature _____

Notary Stamp

Invoice ID _____ *Check #* _____ *Fee Paid* _____ *Date Received* _____

**Uniform Fire Code of New Jersey Certification Criteria
One & Two Family Homes**

Homes Built Prior to 1977	Homes Built After 1977	Newer Homes – 1990's and newer
Smoke Alarms <ul style="list-style-type: none"> • 10 Year Sealed Battery Type • On each floor level • Within 10' of bedrooms 	Smoke Alarms <ul style="list-style-type: none"> • Hardwired Electric • Interconnected • On each floor level • Within 10' of bedrooms 	Smoke Alarms <ul style="list-style-type: none"> • Hardwired Electric • Battery Backup • Interconnected • On each floor level • In each bedroom
Carbon Monoxide Alarms <ul style="list-style-type: none"> • Within 10' of sleeping areas 	Carbon Monoxide Alarms <ul style="list-style-type: none"> • Within 10' of sleeping areas 	Carbon Monoxide Alarms <ul style="list-style-type: none"> • Within 10' of sleeping areas
Fire Extinguisher <ul style="list-style-type: none"> • 2A:10B:C Type • Mounted using manufacturer hanger or brackets • Visible and easily accessible location within 10' of kitchen • Inspected and tagged within the last year OR must have store receipt for purchase within the last 12 months. 	Fire Extinguisher <ul style="list-style-type: none"> • 2A:10B:C Type • Mounted using manufacturer hanger or brackets • Visible and easily accessible location within 10' of kitchen • Inspected and tagged within the last year OR must have store receipt for purchase within the last 12 months. 	Fire Extinguisher <ul style="list-style-type: none"> • 2A:10B:C Type • Mounted using manufacturer hanger or brackets • Visible and easily accessible location within 10' of kitchen • Inspected and tagged within the last year OR must have store receipt for purchase within the last 12 months.

To obtain approval, consult the chart above. This will be your guide for approval.

Applications sent via e-mail, fax, or applications without the appropriate fee we will not be processed until payment is received. Certificates are valid for 6 months or until the date of closing/change in occupancy.

If there are two separate residences on the property that are being sold or rented (i.e. a cottage or garage apartment), a separate application and fee is required for each dwelling unit.

The follow documentation is required as to be submitted with the application and fee:

- Picture of mounted fire extinguisher and receipt for new purchase or current inspection tag
- If the home has hardwired smoke alarms or a low voltage alarm system, an inspection report from a licensed electrician or alarm service company is required.
- A picture of the mounted carbon monoxide alarm

It is recommended that the seller establish an escrow account with a minimum of \$300 in case the buyer moves in and claims something is not correct with the smoke alarms, carbon monoxide alarm or portable fire extinguisher.



Example of fire extinguisher for illustration purposes only. No specific brand is required or recommended. The extinguisher shall comply with:

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 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 contractor 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.



RECALL 14-275

DATE: 09/11/2014

Kidde hard-wired smoke and combination smoke/carbon monoxide (CO) alarms

HAZARD:

The alarms could fail to alert consumers of a fire or a CO incident following a power outage.

DESCRIPTION:

This recall involves Kidde residential smoke alarm model i12010S with manufacture dates between December 18, 2013 and May 13, 2014, combination smoke/CO alarm i12010SCO with manufacture dates between December 30, 2013 and May 13, 2014, and combination smoke/CO alarm model KN-COSM-IBA with manufacture date between October 22, 2013 and May 13, 2014. They are hard-wired into a home's electric power. The i12010S and i12010SCO come with sealed 10 year batteries inside. The KN-COSM-IBA model has a compartment on the front for installation of replaceable AA backup batteries. The alarms are white, round and measure about 5 to 6 inches in diameter. Kidde is engraved on the front of the alarm. Kidde, the model number and manufacture dates are printed on a label on the back of the alarm. "Always On" is also engraved on the front of alarms with sealed 10-year batteries.

MODELS:

Smoke # **i12010S** mfg between: 12/18/2013 and 5/13/2014

Combination Smoke/CO # **i12010SCO** mfg between: 12/30/2013 and 5/13/2014

Combination Smoke/CO # **KN-COSM-IBA** mfg between: 10/22/2013 and 5/13/2014



RECALL 17-031

DATE: 11/10/2016

Kidde NightHawk combination smoke/carbon monoxide (CO) alarms

HAZARD:

The alarm can fail to continue to chirp when it reaches its seven-year end of life if the batteries are replaced, leading consumers to believe it is still working. This poses a risk of consumers not being alerted to a fire or CO incident in their home.

DESCRIPTION:

This recall involves Kidde NightHawk talking combo smoke/CO alarm with model number KN-COSM-IB and manufacture dates between June 1, 2004 and December 31, 2010. The alarms are hard-wired into a home's electric power. The unit has a compartment on the back for the installation of a replaceable 9V backup battery. The alarm is white, round and measures about 5 to 6 inches in diameter. "Kidde" is engraved on the front of the alarm. "Kidde," the model number and manufacture dates are printed on a label on the back on the alarm.

MODELS:

NightHawk talking Smoke/CO # KN-COSM-IB mfg between 7/1/2004 and 12/31/2014

