



BOROUGH OF MANVILLE
DIVISION OF CODE ENFORCEMENT
 325 NORTH MAIN STREET
 MANVILLE, NJ 08835
 P: (908) 725-9478
 F: (908) 725-2471



APPLICATION FOR SMOKE ALARM/CARBON MONOXIDE ALARM/
 PORTABLE FIRE EXTINGUISHER COMPLIANCE
 AND
 CERTIFICATE FOR HOME SALE

OWNERS NAME: _____ APPLICATION DATE: ____ / ____ / ____

ADDRESS OF OWNER: _____

MAILING ADDRESS: _____

PHONE NUMBER: _____ EMAIL ADDRESS: _____

ADDRESS OF PROPERTY: _____

BLOCK: _____ LOT: _____ YEAR BUILT: _____

NAME OF BUYER: _____ PHONE # _____

BUYER ADDRESS: _____

EMAIL ADDRESS: _____

OWNER'S ATTORNEY NAME: _____ DATE OF CLOSING: _____

ADDRESS: _____ PHONE # _____

The Structure is used as:	The structure is:
Single Family Dwelling: _____	Owner Occupied: _____
2-Family Dwelling: _____	Rental Property: _____
Other: _____	Bank Owned: _____

I am the true owner and deed holder of the above-mentioned property. I am hereby making an application for a CERTIFICATE OF SMOKE ALARM, CARBON MONOXIDE ALARM and PORTABLE FIRE EXTINGUISHER COMPLIANCE (CSACMAPFEC) (N.J.A.C. 5:70-2.3) and a CERTIFICATE FOR HOME SALE for the above-mentioned property. I further certify that the information contained herein is true and correct. I understand that changing ownership of a property or tenant change of rental unit before a CSACMAPFEC inspection is completed with result in a penalty and any false statements will result in the revocation of the certificate(s) and may result in the issuance of penalties up to \$ 500.00 in accordance with N.J.A.C. 5:70-2.12 and pursuant to N.J. Penalty Enforcement Law (N.J.S.A. 2A:58-1 et seq.).

SIGNATURE: OWNER / AGENT: _____

(The Owner / Agent must make an appointment for this inspection by calling (908) 725-9478 Ext. 117)

FEES: PLEASE MAKE CHECKS PAYABLE TO: BOROUGH OF MANVILLE

FEE FOR HOME SALE CERTIFICATE: - \$ 50.00

FEE FOR SMOKE DETECTOR / CARBON MONOXIDE / FIRE EXTINGUISHER CERTIFICATE: (*See fee schedule)

DATE PAID: _____ CHECK#: _____ CASH AMOUNT: _____

CERTIFICATE #: _____ COMMENTS: _____

INSPECTION DATE: _____ PASSED: _____ FAILED: _____

REINSPECTION DATE: _____ PASSED: _____ FAILED: _____

HOUSING INSPECTOR: _____ FIRE MARSHALL: _____



**BOROUGH OF MANVILLE
BUREAU OF FIRE SAFETY**

325 NORTH MAIN STREET
MANVILLE, NJ 08835
P:(908) 725-9478
F:(908) 725-2471
OFFICE OF FIRE MARSHALL



To: Property Owners/Estate/Real Estate Agents

Re: Change in New Jersey State Law of Smoke Alarm/Carbon Monoxide Alarm/Portable Fire Extinguisher Compliance Fees:

Please be advised that a change in State Law which the Borough of Manville has noted the new fees. This fee schedule was established for the Certificate of Smoke Alarm/Carbon Monoxide Alarm/Portable Fire Extinguisher Compliance (CSACMAPFEC) inspections as follows:

1. Request for CSACMAPFEC **received more than ten (10) business days** prior to the Change of Occupant, the fee is \$45.00.
2. Request for CSACMAPFEC **received four (4) to ten (10) business days** prior to the Change of Occupant, the fee is \$90.00.
3. Request for CSACMAPFEC **received fewer than four (4) business days** prior to the Change of Occupant, the fee is \$161.00.
4. Re-inspection fee for CSACMAPFEC is \$35.00.

Note: Fire extinguisher inspection is still part of the Certification of Smoke Alarm/Carbon Monoxide Alarm Compliance as required per Borough Ordinance.

Borough of Manville Bureau of Fire Safety

Instructions for Smoke & Carbon Monoxide Detector/Portable Fire Extinguisher Inspections

Why must I have an Inspection before selling my Home?

1. To ensure that all smoke alarms which were installed when your home was originally built and in correct placement and proper operating.
2. To provide a minimum of a Ten (10) year sealed battery-powered single station operated smoke alarm in homes built before smoke alarms were required (1977).
3. Because over 80% of fire Fatalities area caused by smoke inhalation, and **working smoke alarms save lives.**
4. To ensure that Carbon Monoxide Alarms are properly installed and working (April 7, 2003).
5. To ensure that a portable Fire Extinguishers is installed within 10 feet of the kitchen and in the path of egress. (January 1st 2019)
6. IT IS THE LAW IN NEW JERSEY (N.J.S.A. 52.27D-198.2)

What does the inspection involve?

The Fire Marshal or the Fire Inspector will visit your home at a scheduled time and spray a special chemical into your detector(s) or depress the test button on carbon Monoxide alarm(s) and ensure that all the required alarm(s) and the portable fire extinguisher are installed correctly and working properly. If everything works, you will be given a certificate.

What must I do to prepare for the Inspection?

1. Complete an application for CSACMAPFEC (*Certification of Smoke Alarm Carbon Monoxide Alarm Portable Fire Extinguisher Compliance*). (Can be picked-up at Construction Department window in Borough Hall)
2. Pay the required fee and schedule the inspection.
3. Test all your Detectors by pressing and holding the test button until the device activates.
4. As of January 1st 2019 N.J. State Law requires all alarms must be Sealed 10 Year Single-Station Alarms, no more battery detectors will be approved for smoke alarms inspections. Clean the alarms by vacuuming with a strong vacuum or blowing them out with compressed air.
5. Make sure that the alarms are in compliance with NFPA 72 and NFPA 720 Manufactures **10 year compliance date, for Smoke Alarms** and **year compliance date for Carbon Monoxide Alarms**, also ensure they are properly located and mounted securely. Alarms should not be closer than five feet to a ceiling fan, and ceiling mounted is preferred. Refer to the attached map for further instructions.
6. If your home has 110-volt AC alarms that are part of an interconnected system, they are also required to be 10 year sealed alarms and **shall all operate when any one is tested!** Should a fire break out in your basement, the alarms in your room will sound to alert you. If all your interconnected alarms are not sounding, you should hire a qualified, licensed Electrician or Fire Alarm Company to make repairs. **Placing a single-station battery alarm in place of the 110-volt AC detector will result in Failure, delaying Certification.**
7. Install additional alarms where missing. (Refer to attached map)

- 8 Install a portable, Multi-Purpose Dry Chemical (ABC) type fire extinguisher within ten feet of the kitchen and located in the path of egress, they shall not be obstructed from view and readily accessible.
- 9 Replace alarms when they are ten years old. It has been recently learned that smoke alarms have a life expectancy of ten years, and should be replaced afterwards.
- 10 Locate detectors away from nuisance sources. Alarms should not be placed in kitchens or bathrooms, near furnaces or fireplaces or dusty places.

Smoke Alarms are required:

- At the base (landing) of basement steps, (on the ceiling) nearest the steps.
- At the base of the stairs, (on the ceiling) nearest steps to second floor or level.
- At the top of steps to an attic **served by fixed steps**

Smoke Alarms are *NOT* required:

- Attics accessible by hatches, scuttles, pull-down steps or ladders.
- Crawl spaces without fixed permanent steps
- Do not place alarms on the sloped ceiling of stairwell.

Carbon Monoxide Alarms are required:

- In the area of the sleeping room(s) in all dwellings with attached garages, fuel burning appliance or fireplace.
- Most homes will require on alarm, if all the sleeping rooms are in one area.

Portable Fire Extinguisher are required:

Effective January 1st 2019, New Jersey law requires the installation of a minimum (2A-10-B:C) type portable fire extinguisher be placed in the egress path of a kitchen in dwelling. Borough of Manville Ordinance 1076-15 requires the same.

Where are Smoke Alarms Required?

Depending upon when your house was built, a minimum of one on every level (typically basement, near steps to second floor, and in corridor near bedroom within 10 (ten) feet of sleeping rooms. (See attached map)

Where are Carbon Monoxide Alarms Required?

In the immediate area of sleeping room(s) of your home. The alarms may be battery operated, 110-volt plug-in type or 110 volt hard wired. You may install a combination smoke/carbon monoxide alarm, which contains both sensors inside one unit, if you wish. Homes with **any fuel burning appliance or attached garages** require carbon monoxide alarms.

I have a portable Fire Extinguisher but it is over one year old or no longer charged what should I do?

Have the unit inspected and tagged by a NJ Certified Fire Equipment Contractor or: Purchase and install a new fire extinguisher.

Where can I purchase a portable Fire Extinguisher?

At any Home Center, Hardware Store, most large department stores, and at a Fire equipment vendor listed in the yellow pages or online.

Where do I install the fire extinguisher?

Per NFPA 10, (National Fire Protection Association Standard) which is been adopted by State of New Jersey Law, which they are to be installed in a conspicuous and accessible location, The following are the requirements for mounting:

- A (2A-10-B:C) within ten feet of the kitchen and located in the path of egress.
- Fire extinguishers are to be mounted to the wall using the manufacturing supplied bracket with the extinguishers between 6" from floor to a maximum height to handle of 5 ft.
- The Fire extinguisher shall be readily accessible and not obstructed from view at any time.
- The owner's manual or written operation instructions shall be provided during the inspection and left for the new occupant.
- The Fire extinguisher shall be serviced and tagged by a certified Division of Fire Safety contractor within the past 12 months or the seller must have receipt for a recently purchased extinguisher.

Who is responsible for furnishing the fire extinguisher?

Like the Smoke and Carbon Monoxide Alarms requirements, it is the responsibility of the SELLER

My Home is 100% electric, with no attached garage, and no fireplace. Do I need Carbon Monoxide Detector?

Since carbon monoxide is a by-product of combustion, and you do not have a fuel burning appliance, fireplace or attached garage, you are exempt from the carbon monoxide requirement. Only smoke alarms would be required.

My Home has a Security Alarm System. Will this be tested?

No. If you installed a home security system, the alarm installer or contractor will have to certify your system. Only the equipment required by the N. J. Uniform Construction Code at the time of occupancy will be tested and certified.

Cancellations

You must call the office at 908-725-9478 ext. 112 during normal business hours to cancel. 48 hours notice is required for cancellations.

Appointments

Please keep your appointments.

Failures

Make necessary repairs as directed by the Fire Marshal or Inspector and call to set up for a re-inspection. A re-inspection will be made after the required fee has been paid.

Questions?

Call the Borough of Manville Fire Marshal at 908-725-9478 ext. 112

PLEASE CHECK YOUR DETECTORS AND FIRE EXTINGUISHER(S) BEFORE YOU SCHEDULE AN INSPECTION TO AVOID REINSPECTION FEES AND DELAY OF CERTIFICATION

INSTRUCTIONS FOR LOCATING SMOKE DETECTORS

1. At least one smoke detector shall be located on each floor of the building, including basements but excluding attics (See figures 4 & 5).
2. Smoke detectors shall be located within 10 feet of each room used for sleeping purposes (bedrooms) (See figure 2 & 3). This may result in more than one detector per floor (See figure 3).
3. Smoke detectors must be mounted on a ceiling, at least four inches from the closest wall (See figure 1). Smoke detectors may be mounted on a wall, at least four inches from the ceiling but no more than 12 inches from a ceiling, and at least 12 inches from a corner (See figure 1).
4. Do Not install smoke detectors in attics or garages, or in, or within 10 feet of, a kitchen or bathroom, unless needed to comply with 2. above.

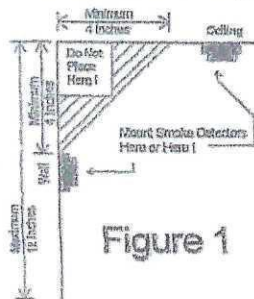


Figure 1

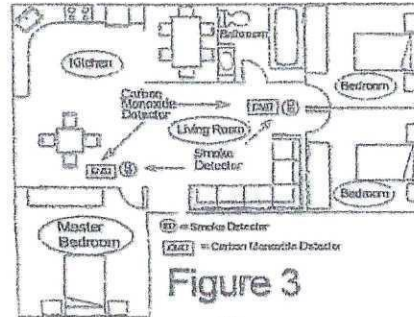


Figure 3

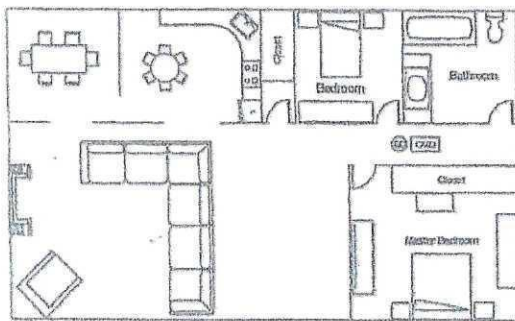


Figure 2

SD = Smoke Detector
CMD = Carbon Monoxide Detector

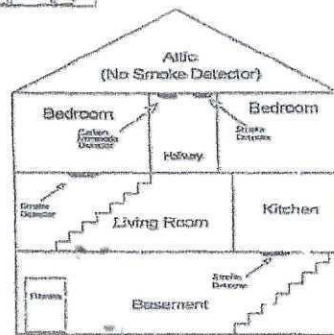


Figure 4

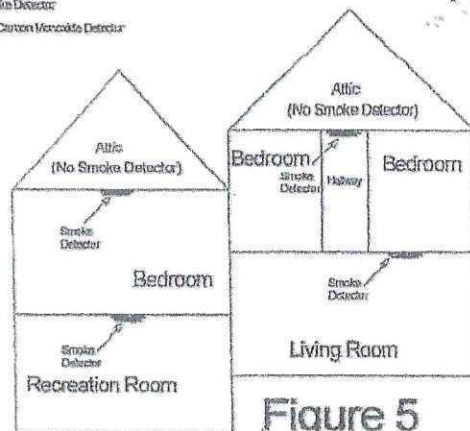


Figure 5

INSTRUCTIONS FOR LOCATING CARBON MONOXIDE DETECTORS

1. Carbon Monoxide detectors shall be located in the immediate vicinity of sleeping areas (bedrooms) (See figure 2 & 3). This may result in more than one detector per floor (See figure 3).
2. Carbon Monoxide detectors must be mounted in locations specified in the manufacturers instructions.

DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF FIRE SAFETY
MEMORANDUM

TO: ALL LOCAL ENFORCING AGENCIES
FROM: LOUIS KILMER, CHIEF - BUREAU OF FIRE CODE ENFORCEMENT
SUBJECT: REQUIREMENTS FOR FIRE EXTINGUISHERS IN ONE- AND TWO-FAMILY DWELLINGS
DATE: NOVEMBER 15, 2005

The Legislature amended and enacted P.L.1991, c. 92 (C.52:27D-198.1), requiring that all one- and two-family dwellings at a change of occupancy be provided with a portable fire extinguisher, in addition to the requirements for smoke and carbon monoxide detectors. This provision does not apply to seasonal rental units. This act was signed into law on April 14, 2005 with an effective date of November 1, 2005.

The regulations were recently made available for public comment. The comment period has ended and the final adoption of the regulations will appear in the New Jersey Register in the near future. The Division of Fire Safety is advising all local enforcing agencies to enforce the regulations; using the guidelines below.

The 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;
- 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 the operating instructions clearly visible.

New fire extinguishers are not required to be serviced and tagged, as long as the seller or agent can provide proof of purchase or receipt.

Until the proposed regulations have been adopted, the statute should be cited for enforcement purposes. The correct citation is N.J.S.A. 52:27D-198.1.

If you have any questions regarding the implementation of this act or its specific requirements, please contact our Local Assistance Unit at 609-633-6112.