

Smoke Detector, Carbon Monoxide and Portable Fire Extinguisher Program

In New Jersey, all one and two family dwellings prior to sale, lease and or rent, are required to undergo an inspection from Buena Vista Township Fire Prevention Bureau. This inspection will make sure that each dwelling has a properly installed and working smoke detectors, carbon monoxide detectors and a new fire extinguisher. This inspection is designed to enhance the overall occupant safety in all homes that have been constructed prior to any code requirement to that affect, and maintain those that have been constructed after 1977.

File an application and pay the required fee at the Buena Vista Township Municipal Building 890 Harding Highway Buena Vista, NJ 08310. Applications can be printed from the web site and mailed with payment. (See the required payment schedule below) After receiving the application, a representative from Fire Prevention will schedule an appointment with the contact person indicated on the application. On all rental inspections a registration form needs to be filed prior to scheduling an inspection. See "Print a Housing rental application".

Smoke and Carbon Monoxide Detectors

1. All smoke and carbon monoxide detectors shall bear the label showing the detector has been tested in accordance with Underwriter Laboratories Standard.
2. Smoke detectors shall be located on every level of the home, and in the immediate vicinity of all bedrooms.
3. Basement smoke detectors shall be located at the bottom of the stairs.
4. Carbon monoxide detectors shall be located within 10 feet of every separate sleeping area.
5. All equipment shall be affixed to the wall or ceiling surface in accordance with the manufactures recommendations.
6. Homes constructed after January 1977 and equipped with AC powered and/or interconnected detectors shall be maintained in working order as installed.
7. Homes constructed after January 1993 and equipped with a detector inside of each bedroom shall be maintained in working order as installed
8. Homes equipped with monitored fire/burglar detection systems must be put on "TEST" during your scheduled inspection time. Proper pass code will be needed.
9. Smoke detectors and carbon monoxide detectors are not required in crawl spaces.
10. Smoke detectors **shall not** be installed in any kitchens, bathrooms and furnace rooms.

All homes need a carbon monoxide detector if you have appliances that burn fossil fuel, has an attached garage or a fireplace or woodstove.

Homes with Electric heat and that **do not** meet the above criteria will not need a Carbon Monoxide Detector.

In homes with only one sleeping area on one floor, a detector is to be placed in the hallway outside the bedrooms as shown in **figure 1**. In single floor homes with two separate sleeping areas, two detectors are required, outside each sleeping area as shown in **figure 2**. In multi-level homes, detectors are to be located outside sleeping areas and every level of the home as shown in **figure 3**. Basement level detectors are to be located in close proximity to the bottom of the stairs as shown in **figure 4**.

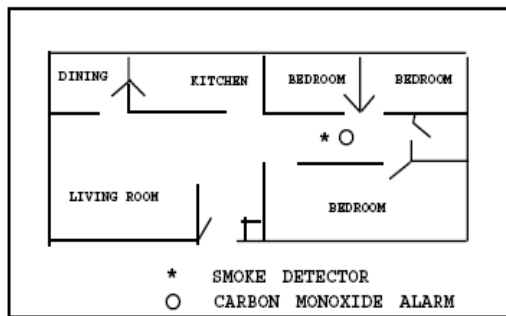


Figure 1

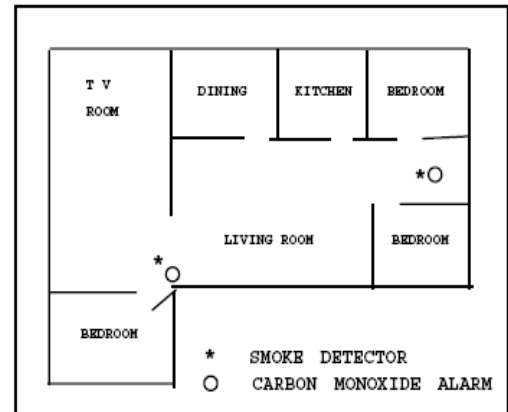


Figure 2

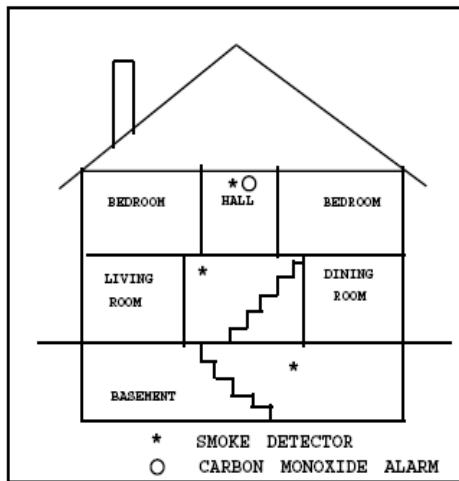


Figure 3

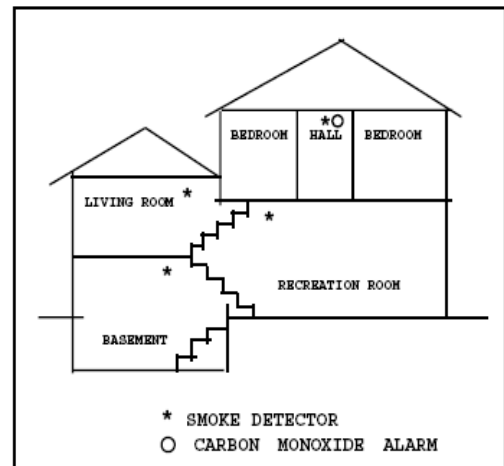


Figure 4

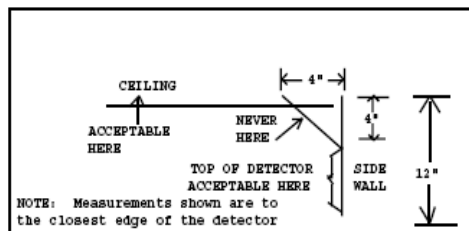


Figure 5

Fire Extinguishers

1. Listed, label, charged and operable.
2. No smaller than a 2 1/2-pound or larger than a 10- pound rated extinguisher.
3. Rated for residential use consisting of an **ABC** type.
4. Must be on hangers, or brackets supplied by the manufacture.
5. Within 10 feet of the kitchen area, near a room exit or travel way that provided an escape route to the exterior.
6. Mounted with the top of the extinguisher not more than five feet above the floor.
7. Visible and in a readily-accessible spot, free from blocking by furniture, equipment, storage and other items.
8. Accompanied by an owner's manual or written information regarding the operation, **and the receipt showing when the extinguisher was purchased.**

Fees are for CSDCMAC (certificate of smoke detector and carbon monoxide alarm compliance) are asset forth:

Mailed in applications will be charged by the day mailed is received; please allow mailing time and send in the correct payment according to the settlement date.

- (1) Request for a CSDCMAC received more than 10 business day prior to the change of the occupant: **\$35.00**
- (2) Request for a CSDCMAC received 4 to 10 business days prior to the change of occupant: **\$75.00**
- (3) Request for a CSDCMAC received fewer than 4 business days prior to the change of occupancy: **\$125.00**

CHECK YOUR DETECTORS AND FIRE EXTINGUISHER *BEFORE* YOUR SCHEDULED INSPECTION TO AVOID DELAYING SETTLEMENT. IF THE DWELLING FAILS, A NEW INSPECTION AND FEE WILL HAVE TO BE PAID.