



973-983-2865

FAX 973-983-2861

## ROCKAWAY TOWNSHIP

SIXTY-FIVE MOUNT HOPE ROAD ROCKAWAY, NEW JERSEY 07866  
FIRE DEPARTMENT

### BUREAU OF FIRE PREVENTION

DEAR ROCKAWAY TOWNSHIP HOMEOWNER,

TAKE NOTICE THAT PRIOR TO THE SALE, LEASE OR CHANGE OF OCCUPANCY FOR ANY RESIDENTIAL (R-3) STRUCTURE IN THE STATE OF NEW JERSEY, THE OWNER IS REQUIRED TO INSTALL SMOKE DETECTOR(S) ON EACH LEVEL OF THE DWELLING, A CARBON MONOXIDE ALARM WITHIN 10 FEET OF ALL BEDROOMS AND A FIRE EXTINGUISHER MUST BE MOUNTED WITHIN 10 FEET OF THE KITCHEN NEAR THE ROOM EXIT OR TRAVEL PATH WHICH PROVIDES AN ESCAPE ROUTE TO THE EXTERIOR.

NEW JERSEY STATE FIRE CODE 5:70-2.3

The application fee for, as required by N.J.A.C. 5:70 – 2.3 shall be based upon the amount of time remaining before the closing date is expected, as follows:

- **Requests received more than ten (10) business days prior to closing: \$35.00**
  
- **REQUESTS RECEIVED FOUR (4) TO TEN (10) BUSINESS DAYS PRIOR TO CLOSING:**
- **\$70.00**
  
- **REQUESTS RECEIVED FEWER THAN FOUR (4) BUSINESS DAY PRIOR TO CLOSING:**
- **\$125.00**

NO INSPECTION OR CERTIFICATE WILL BE ISSUED UNTIL PAID IN FULL.  
CHECKS SHOULD BE MADE OUT TO "ROCKAWAY TOWNSHIP FIRE DEPARTMENT".  
ALL FEES ARE NON REFUNDABLE.

USE THE FORM ON THE BACK OF THIS LETTER AS A REQUEST TO HAVE YOUR HOME INSPECTED, PLEASE PROVIDE AS MUCH INFORMATION AS POSSIBLE.

THE CSCMDC IS NOT TRANSFERABLE, THEREFORE, IF THE CHANGE OF OCCUPANCY DOES NOT OCCUR WITHIN SIX MONTHS A NEW APPLICATION SHALL BE REQUIRED.

**THE REQUIREMENTS DO NOT APPLY IN CASES OF REFINANCING.**

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**DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF FIRE SAFETY  
MEMORANDUM**

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**TO:** LEA FIRE OFFICIALS  
**FROM:** DONALD M. HUBER, CHIEF OF STAFF  
**DATE:** MARCH 5, 2007  
**SUBJECT:** REQUIREMENTS FOR FIRE EXTINGUISHERS IN  
ONE-AND-  
TWO FAMILY DWELLINGS AT CHANGE OF  
OCCUPANCY

As you are aware, the Legislature amended and enacted P.L. 1991, c. 92 (C.52:27D-198.1), requiring that all one-and-two family dwellings at change of occupancy be provided with at least one portable fire extinguisher, in addition to the requirements for smoke detectors 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.

It is the Division's position that this law must be enforced as enacted even though rules and regulations have not been promulgated. The statute may be cited in the absence of the regulations.

Until such time as regulations are adopted only the specific requirements contained in the statute are to be enforced. The requirements are as follows:

1. The extinguisher must be rated for residential use consisting of an A:B:C type;
2. No larger than a 10 pound rated extinguisher
3. Mounted within 10 feet of the kitchen area, unless otherwise permitted by the enforcing agency.

Any questions concerning this matter may be referred to my office at (609) 633-6106. Thank you for your anticipated cooperation in enforcing this law. It is important that this requirement be enforced uniformly statewide.

Smoke detectors must be placed on every level of a home, including the basement. However, they need not be placed in unfinished attics or crawl spaces.

A carbon and smoke detector must be located in the hallway outside the bedrooms, as shown in figure 1.

If you have two or more sleeping areas in different parts of your home, a device must be placed near each area as in figure 2.

In multi-level homes, detectors must be placed outside each sleeping area and a smoke detector on every finished level of your home as shown in figure 3.

An ABC (2.5-10 Lbs.) fire extinguisher must be mounted within 10 feet of the kitchen near the room exit or travel path as shown in figures 1 & 2.

**S = Smoke Detector Locations**  
**C = Carbon Monoxide Detector Locations**  
**F = Fire Extinguisher Locations**

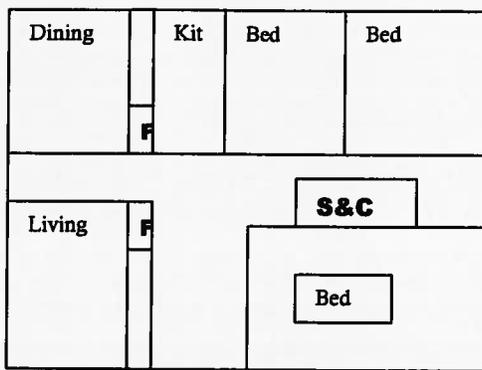


Figure 1

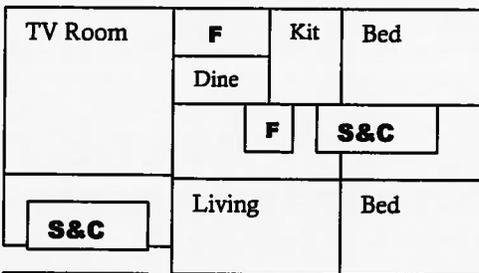


Figure 2

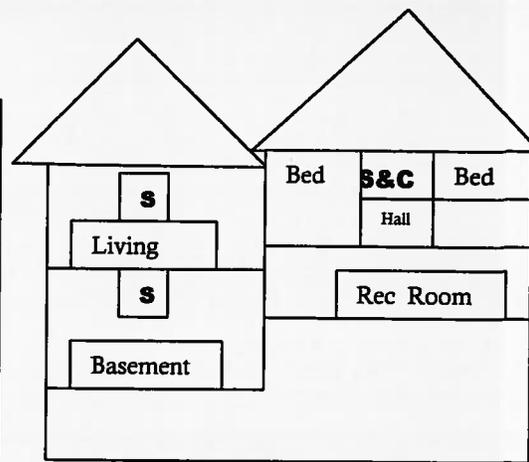


Figure 3

\*NJ Bureau of Fire Safety

-NJ Admin Code Section 5:23-2.5  
 -BOCA Nat'l. Bldg Code Sec, 919  
 -Nat'l. Fire Protection Assoc Std 74

\*Reprint permission

**FIRE EXTINGUISHER CERTIFICATION PER P.L. 1991.c.92 (c.52.27D-198.1)**  
**CERTIFICATE OF SMOKE DETECTOR AND CARBON MONOXIDE ALARM COMPLIANCE**  
 (ORD. 13-2)

HOME OWNER'S NAME: \_\_\_\_\_ TODAY'S DATE \_\_\_\_\_

ADDRESS: \_\_\_\_\_  
 \_\_\_\_\_

TELEPHONE # (HOME) \_\_\_\_\_ DAYTIME TELEPHONE # \_\_\_\_\_

CONTACT NAME IF DIFFERENT FROM HOMEOWNER \_\_\_\_\_

CONTACT PERSON'S TELEPHONE # (DAY) \_\_\_\_\_ (NIGHT) \_\_\_\_\_

**\*\*CLOSING DATE** \_\_\_\_\_ (MUST BE FILLED IN)

APPROXIMATE AGE OF HOME \_\_\_\_\_

METHOD OF PAYMENT: CASH \_\_\_\_\_ CHECK \_\_\_\_\_ MONEY ORDER \_\_\_\_\_

ANY OTHER INFORMATION: \_\_\_\_\_

## **Office of the Fire Marshal**

**Craig Babcock, FO, IAAI-FTT**

**April 16, 2015**

### **How the application process works.**

**Once your completed application is received with payment – a check is preferred but you can come to our offices in the administration building between 8:30 AM and 4:30 PM Monday through Friday and pay with cash – your inspection will be assigned to one of our inspectors. That inspector will call the contact person's phone number listed on the application and arrange a mutually convenient time to do the inspection. At the time of inspection, if compliant, the inspector will sign and date the certificate and give a copy to the contact person. That certificate must be presented at closing. It is good for six months from the date of issuance.**

**Should you have questions please call our office at 973-983-2865.**