



## SALE AND RENTAL PROPERTY REQUIREMENTS

ALL PROPERTIES SHALL BE INSPECTED UPON THE SALE OF PROPERTY, AND RENTAL PROPERTIES UPON THE CHANGE OF TENANT FOR YEARLY RENTALS AND PRIOR TO JUNE 1 FOR SEASONAL RENTALS. THE SEASONAL RENTAL PERIOD SHALL BE FROM JUNE 1 THROUGH SEPTEMBER 30 OF ANY GIVEN YEAR. THERE SHALL BE A PENALTY OF NOT LESS THAN \$250.00 AND NOT MORE THAN \$1,200.00 FOR ANY RENTAL PROPERTY NOT REGISTERED AND INSPECTED AS REQUIRED.

### SMOKE DETECTORS AND CARBON MONOXIDE ALARMS

1. Smoke detectors and carbon monoxide alarms for one and two family dwellings.
  - (A) In all Use Groups R-3 dwellings subject to the requirements of N.J.A.C. 5:70-2.3 , smoke detectors shall be installed as follows:
    1. On each level of the premises including basements: and
    2. Outside of each separate sleeping area within 10 feet.
  - (B) The smoke detector required in (a) above shall be located in accordance with NFPA 72 listed in N.J.A.C. 5:70-4.19 and maintained in proper working order.
    - (A) The detectors shall not be required to be interconnected or A/C powered, if installed prior to the requirements of the New Jersey Uniform Construction Code.
  - (C) Smoke detectors may be battery-powered and shall be listed in accordance with ANSI/UL 217 listed in N.J.A.C. 5:70-4.19 Appendix 3A.
    1. A/C powered smoke detectors shall be accepted as meeting the requirements of this section.
  - (D) Carbon monoxide alarms shall be installed in all dwelling units in buildings in Use Groups I-1, R-1, R-2, R-3 and R-4, except for units in buildings that do not contain a fuel-burning device, but are required if such unit has an attached garage.
    - (A) Single station carbon monoxide alarms shall be installed and maintained in the immediate vicinity of the sleeping area.
    - (B) Carbon monoxide alarms may be battery-operated, hard-wired or of the plug in type and shall be listed and labeled with UL-2034 and shall be installed in accordance with the requirements of this section and NFPA-720.

### FOSSIL FUEL / SOLID FUEL HEATING APPLIANCES

- (A) All fixed heating appliances shall be inspected, cleaned, serviced and certified safe by a professional prior to the Fire Bureau inspection. It is the property owner's responsibility to maintain the appliance in a safe operating condition.
  1. Any documentation of inspection, cleaning or service must be dated within 6 months of inspection date.

### FIRE EXTINGUISHER REQUIREMENTS

- (B) All dwellings at change of occupancy (sale or rental) shall be provided with a portable fire extinguisher.
  1. The extinguisher shall be listed, labeled, charged and operable
  2. The size shall be no smaller than a 2A:10BC – can weigh no more than 10 lbs.
  3. The hangers or brackets supplied by the manufacturer must be used.
  4. The extinguisher must be placed in plain view and not be obstructed by storage, furniture or other items
  5. The extinguisher must be located within 10 feet of the kitchen and no more than 5 feet above the floor

### FEE INFORMATION

- (A) For the sale of property or rental of property inspections, the fee shall be one hundred (\$100.00) dollars. This one hundred (\$100) dollar fee shall include only the sale of property or rental property inspection applications received in the Fire Bureau office more than 10 working days from the settlement or tenant occupancy date. All sale of property or rental of property inspection applications received in the Fire Bureau office with less than 10 business days to settlement or tenant occupancy, the fee shall be two hundred (\$200.00) dollars.
- (B) Whenever it becomes necessary for the Bureau of Fire Safety to perform a re-inspection of a sale property or rental property, for the same violation two or more times, there shall be an additional fee of fifty (\$50.00) dollars per re-inspection commencing with the third re-inspection and each subsequent re-inspection thereafter.