

Received by Twp: _____

Township of Mansfield
County of Burlington
Bureau of Fire Prevention
3135 Rt. 206 South, Suite 1
Columbus, NJ 08022

Scheduled: _____

Douglas J. Borgstrom
Fire Official

Phone (609)-298-5325 x 104
Fax (609) 298-1863

firemarshal@mansfieldtwp.com

Thank you for downloading the Mansfield Township home resale application, commonly referred to as the 'CO Inspection'. This packet contains the following information regarding the inspection:

- Page two (2): Application
- Page three (3): Smoke Alarm requirements
- Page four (4): Smoke Alarm installation information
- Page five (5): Carbon Monoxide Detector requirements
- Page six (6): Fire Extinguisher Requirements
- Page seven (7): House Number Ordinance requirements

Selling a home can be a stressful time but the inspectors from your Fire Prevention Bureau are here to help. In order to streamline the inspection process, please download and complete the application then return it to the Mansfield Township Clerk's office along with the appropriate fee (found on the application). Read through the code requirements found in the packet to ensure your home is compliant when the inspection is performed.

If you have any questions about the code requirements and/or to schedule your inspection, please reach out to the listed inspector(s):

- Inspector Jarrod Foster – (609) 575-0579
- Fire Marshal Douglas Borgstrom – (609) 298-5325 x 104

REALTORS: The application is updated as new or changed code requirements are announced. Please download a new application from the township website for every resale to ensure you have the most updated code requirements. If you are submitting the application for a homeowner, make sure they receive the packet to ensure code compliance at the time of inspection.

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Please print legibly

**Application for Certification of Smoke Alarm / Carbon Monoxide Detector Compliance /
Portable Fire Extinguisher Compliance**

Block _____ **Lot** _____ This is a _____ story dwelling with without a basement
Address _____ **Phone:** _____

I, _____, certify that I am the owner or an authorized representative of the owner of the dwelling at the above referenced location. I further certify that this dwelling meets the minimum New Jersey Fire Code and Municipal code requirements listed in this application.

Anticipated Closing Date: _____ / _____ / _____

Lock Box Code: _____

Applicant Signature _____ Date _____

- An inspection shall be conducted with the owner or the authorized representative of the owner as scheduled by the Fire Prevention Office. **Please contact the Fire Prevention office ASAP should the anticipated closing date change.**
- **Property is currently:** Occupied Vacant
- **Alarm system pass code is needed for any monitored system.** _____
- **All above information must be complete before submitting application to the township.**

Official use only – To be completed by Fire Inspector

Year Built: _____

Smoke Detectors (*In compliance with N.F.P.A. 72*) meet the minimum requirements of N.J.A.C.5:70-4.19

Satisfies the requirements based on the build year of the dwelling.

All smoke detectors are in working order

Carbon monoxide detector(s) present (within ten feet of sleeping area)

Fire Extinguisher meets N.J.A.C. 5:70-4.19(e)

Compliant with house numbering Ordinance #1991-26

Date of Inspection: ___/___/___

Date of Re-Inspection: ___/___/___

Inspector Name: _____ **Date** ___/___/___

Certificate # _____ **Signature** _____

Fees

10 business days or more \$35 **<10 to > 4 business days \$70** **< 4 business days \$ 125**

Fee Paid \$ _____ Chk # _____ Re-inspection Fee Paid \$ _____

Re-inspection fee will be equal to initial fee. Once issued, the certificate is nontransferable nor is a fee refundable. If the change of Occupancy does not occur within six months, a new certificate application shall be required.

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SMOKE ALARMS

- Smoke alarms, whether battery powered or hard wired, shall be less than ten (10) years old at the date of resale.
- Effective Jan. 1, 2019: Single station battery operated alarms must be replaced with Ten-year sealed battery powered alarms per N.J.A.C. 5:70 – 4.19 regardless if the currently installed alarms are less than ten (10) years old.
- Alarms shall be either battery powered or electric powered (hardwired), in accordance with the stated requirements depending on the year your house was built:

Before 1977: Battery powered alarm in hall adjacent to bedroom(s).

1977 – 1980: Electric powered alarm in hall adjacent to bedroom(s), battery powered alarm on remaining level(s).

1981 – 1983: Electric powered, interconnected in hall adjacent to bedroom(s) and basement, if applicable.

1984 – 1990: Electric powered, interconnected alarms on all levels.

1991 – 1992: Electric powered, interconnected alarms in all bedrooms, in vicinity of bedroom(s), and on all levels.

1992 – Present: Electric powered, interconnected alarms in all bedrooms, in vicinity of bedroom(s), and on all levels with battery powered back-up.

Homestead: Original smoke detector system shall be maintained in working order. The seller can apply for U.C.C. construction permits to upgrade the alarm system to the most current requirements (see above) of N.J.A.C. 5:70-4.19

***AC powered and/or interconnected smoke alarms installed in homes constructed after January 1977 shall be maintained in working order.**

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Where to Place Smoke Alarms

Basement: The basement smoke alarm shall be installed in the basement, within ten (10) feet of the stairway. The alarm shall not be located in the stair way. If installed on an open joist ceiling, the alarm shall be placed on the bottom of the joist. For finished ceilings see note below. Crawlspace are excluded.

Living area and/or First Floor: The living area smoke alarm shall be installed in the living room and/or near the stairway leading to the upper level. The alarm shall not be located in the stairway.

Bedroom area: The bedroom area smoke alarm shall be located in the hall outside of the bedroom(s), within ten (10) feet of any bedroom door. In dwellings with more than one (1) bedroom area or with bedrooms on more than one (1) floor, an alarm is required within ten (10) feet of each bedroom.

Attic: If the attic is finished, the smoke alarm shall be located near the stairway from the floor below. The alarm shall be mounted as indicated in the note below. If the attic is unfinished, no alarm is required.

NOTES

- Smoke alarms shall be mounted on the ceiling at least four (4) inches from the wall, or on the wall with the top of the alarm not less than four (4) inches or more than twelve (12) below the ceiling at its highest point.
- Smoke alarms have a ten (10) year life from the date of manufacture. If your alarm does not have a date of manufacture, it is greater than the ten (10) year life and will need to be replaced. This applies to both battery and hard wired smoke alarms.
- Depending on the build year of the dwelling, alarms in bedrooms shall be mounted as described in the note above, where required according to the previously stated code requirements.
- Effective Jan. 1, 2019: Single station battery operated alarms must be replaced with Ten-year sealed battery powered alarms per N.J.A.C. 5:70 – 4.19 regardless if the currently installed alarms are less than ten (10) years old.

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Carbon Monoxide (CO) Detector

All dwellings that contain fuel-burning devices or an attached garage shall have a carbon monoxide detector centrally located outside of each separate sleeping area, within ten (10) feet of the bedroom(s). Detectors shall be less than seven (7) years old at the date of resale.

- Detectors are required if there is an attached garage or a fuel-burning device (i.e. wood fireplaces, propane and/or natural gas appliances)
- Detectors must be located in the hallway outside of each separate sleeping area
 - Detectors must be within ten (10) feet of each bedroom
 - If a single detector does not meet the ten (10) foot requirement for every bedroom, multiple detectors will be required.
- Detectors can be any of the following:
 - Plug in
 - Battery operated
 - Hard wired
 - Combination (Smoke & CO)
- Stand-alone detectors will be less than seven (7) years old at the resale date
 - Combination detectors will be less than ten (10) years old at the resale date

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Fire Extinguisher

Type: A-B-C

Rating: 2A:10B:C

Code: 5:70-4.19(e)

- **Type** refers to what kinds of fires the extinguisher will work on:
 - **A** – Ordinary combustibles (wood, paper, plastics, etc.)
 - **B** – Flammable liquids (oil, gas, petroleum, etc.)
 - **C** – Electrical equipment
 - **D** – Metals
 - **K** – Cooking oils and fats
- **Rating** refers to how much of the fire can be put out by the fire extinguisher.
- **Installation**
 - Installed within ten (10) feet of the kitchen
 - In the path of egress
 - Readily accessible and not obstructed from view
 - Mounted on the bracket
- The extinguisher shall weigh no more than ten (10) pounds
- The extinguisher shall be:
 - Tagged with an inspection tag checked within the previous 12 months by a certified fire protection company

OR

- Newly purchased with a receipt within the previous 12 months

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House Numbers

Township of Mansfield House Numbering Ordinance #1991-26

Numbers shall be a minimum of thirty (30) inches from the ground with three (3) inch high Arabic numbers that are visible from the road, contrasting in color or reflective. Numbers shall be mounted on the structure of the house, not the front or any other door. Numbers that are not readily visible from the street due to set back or obstruction shall have a post with three (3) inch Arabic numbers at the driveway that leads to the dwelling unit.

- Minimum of three (3) inch tall Arabic numbers
- Numbers shall be contrasting in color (black over white etc.) or reflective
- Numbers shall be attached on the structure of the house and be a minimum of thirty (30) inches above the ground
 - Numbers will not be attached to the front door OR any other doors
- Numbers shall be visible from the road
 - Numbers that are not readily visible from the street due to set back (distance) or obstruction will be posted at the driveway leading to the dwelling on a post thirty (30) inches above the ground
 - If the numbers are posted on the mailbox that is on the opposite side of the street, both sides of the mailbox must be numbered