

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

Douglas J. Borgstrom
Fire Official

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

firemarshal@mansfieldtwp.com

Mansfield Township Home Resale Fire Inspection Application

Thank you for downloading the Mansfield Township home resale application, commonly referred to as the “CO Inspection.” This packet contains the information needed to pass inspection in the following sections:

- I: Application
- II A: Smoke Alarm requirements
- II B: Smoke Alarm installation information
- II C: Carbon Monoxide Detector requirements
- II D: Fire Extinguisher Requirements
- II E: House Number Ordinance requirements

In order to streamline the inspection process please download, print, and complete the application. Read through the requirements in Section II and make any needed corrections prior to submitting the application. Submit the application to the Mansfield Township Clerk’s office along with the appropriate fee. Email the listed (below) inspector to schedule your inspection*.

To schedule your inspection, email Inspector Jarrod Foster after submitting your application to the Township Clerk's office: jfoster@mansfieldtwp.com

If you have any questions about the code requirements, please reach out to Inspector Foster either through email or by phone: (609) 575-0579

*The Fire Prevention Office will no longer be reaching out to homeowners or authorized representatives to schedule inspections. It is the responsibility of the applicant submitter to contact the listed inspector (above) to schedule the inspection.

*Vacant Properties - If your property is vacant, the inspection may be done at odd hours of the day or evening without being formally scheduled. Please ensure your property has been made ready for inspection prior to submitting your application to the Clerk's office.

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.*

Received by Twp: _____

I. Application

Inspection Scheduled: _____

Please print legibly

Application for Certification of Smoke Alarm / Carbon Monoxide Detector / 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: _____

- 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 the application to the township.

Applicant Signature _____ Date _____

DO NOT FILL OUT ANY INFORMATION BELOW – FOR FIRE INSPECTOR ONLY

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(s): _____

Inspector Name: _____

Certification Date ___/___/___

Certificate # _____

Signature _____

Inspection Fees

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

Fee Paid \$ _____ Chk # _____ Re-inspection Fee(s) Issued _____

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.

II. Inspection Requirements

A. 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 adjacent to or in vicinity of bedroom(s) shall be within ten (10) feet of bedroom(s),
- Alarms shall be either battery powered or electric powered (hardwired), in accordance with the stated requirements depending on the year your house was built.
- AC powered and/or interconnected smoke alarms installed in homes constructed after January 1977 shall be maintained in working order.

Please identify the year the dwelling was constructed to see requirements for Smoke alarms:

- **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 monitored smoke detector system shall be maintained in working order.

- The seller can apply for U.C.C. construction permits through the Township Construction Office to upgrade the alarm system to the most current requirements (see above) of N.J.A.C. 5:70-4.19

Integrated Alarm Systems

- Homes with integrated systems (Homestead & Country Walk) must provide documentation of certification from the respective alarm company dated no more than 30 days prior to the “CO Inspection”.

B. Placement of 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 stairway. 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.

C. 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

D. Fire Extinguisher

Fire Extinguishers shall be the following TYPE, with a minimum RATING of, and be mounted as described in order to pass inspection:

Type: A-B-C

Rating: 2A:10B:C

- **Installation**
 - Installed within ten (10) feet of the kitchen
 - In the path of egress
 - Readily accessible and not obstructed from view
 - Mounted on the manufacturer provided bracket
- The extinguisher shall weigh no more than ten (10) pounds
- The extinguisher shall be:

- o Tagged with an inspection tag checked within the previous 12 months by a certified fire protection company

OR

- o Newly purchased with a receipt within the previous 12 months. Original receipt shall be affixed to the extinguisher.

E. 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
 - o Numbers will not be attached to the front door OR any other doors
- Numbers shall be visible from the road
 - o 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
 - o 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