



BUREAU OF FIRE PREVENTION MIDDLE TOWNSHIP FIRE DISTRICTS

#1, 3 & 4

115 Mechanic Street
Cape May Court House, NJ 08210
O: 609.465.8710 F: 609.465.3851

firebureau@cmchfire.com



APPLICATION PACKET for CERTIFICATE OF SMOKE ALARM, CARBON MONOXIDE ALARM & PORTABLE FIRE EXTINGUISHER COMPLIANCE *IN ACCORDANCE WITH N.J.A.C. 5:70-2.3*

Property Address: _____ Block: _____ Lot: _____

City: _____ Year Built _____ Year Renovated: _____

Sellers Name: _____ Email: _____ Phone: _____

Sellers Address: _____ City: _____ State: _____ Zip: _____

Buyers Name: _____ Email: _____ Phone: _____

Buyers Address: _____ City: _____ State: _____ Zip: _____

Lock Box #: _____ Settlement Date: _____ Title Company: _____

- ⇒ *Applications left in mailbox will be considered submitted on following business day*
- ⇒ *Application forms dated prior to August 2025 will not be accepted*
- ⇒ *Pages 1-4 of application shall be completed in its entirety for a certificate of compliance to be issued*
- ⇒ *Payment shall be submitted with completed application ... SEE BOTTOM OF PAGE 1 FOR FEE SCHEDULE*
- ⇒ *Certificate shall NOT be issued if there are any OPEN construction permits*
- ⇒ *Contact Fire Bureau with questions prior to scheduling inspection*
- ⇒ *REALTORS: Provide sellers with application packet for signature and to assure understanding of requirements/penalties*

INITIALS REQUIRED ON PAGES 1-4 TO ASSURE PROPER TYPE AND PLACEMENT OF ALL DEVICES

- SMOKE ALARMS & FIRE ALARM SYSTEM REQUIREMENTS ... SEE PAGE 2 FOR PROPER TYPE AND PLACEMENT OF ALARMS
- CARBON MONOXIDE ALARMS ... SEE PAGE 3 FOR PROPER TYPE AND PLACEMENT OF ALARMS
- PORTABLE FIRE EXTINGUISHER ... SEE PAGE 4 FOR PROPER TYPE AND PLACEMENT OF EXTINGUISHER

\$500.00 PENALTY FOR TRANSFERRING PROPERTY TO NEW OWNER BEFORE CSACMAPFEC IS ISSUED

Initial I understand that a change of ownership may not occur prior to a successful (passed) inspection AND possession of a Smoke Alarm Carbon Monoxide Alarm & Portable Fire Extinguisher Compliance Certificate, evidencing compliance with N.J.A.C. 5:70-4.19. Furthermore, I understand that if there is a change of ownership without the required inspection and issued certificate of compliance, the owner (will, shall or may) be subject to a penalty of \$500.00 as per Middle Twp. Ordinance **§ 142-8-B(5)**

Seller Signature: _____ Print Name: _____

Applicant Signature: _____ Print Name: _____

Real Estate Agency: _____ Phone: _____ Date Submitted: _____

Realtor: _____ Email: _____

Comments: _____

NOTE: Check or money order made payable to “Bureau of Fire Prevention” must accompany this application.

Certificate shall not be transferable. If change of occupancy specified in the application for the certificate does not occur within six months, a new application and fee shall be required. Certificate shall be made to the Seller. Seller's signature is required.

Received more than 10 Days Prior to Closing \$78.00 / 4-10 Days Prior to Closing \$115.00 / Less than 4 days Prior to Closing \$210.00

**** A change in settlement date scheduled earlier than date provided on this form may result in an additional application fee ****

THERE WILL BE A FEE OF \$75.00 FOR REINSPECTIONS

SMOKE ALARM & FIRE ALARM SYSTEM REQUIREMENTS

I understand that the table below provides me with the requirements of the Construction Code regarding the number of and type of smoke alarms that are required based on the year the dwelling was built and/or any renovations and/or additions were permitted.

- **PRIOR TO JANUARY 1977:** 10-YEAR SEALED battery operated single-station smoke alarm[s] on each level and outside each separate sleeping area including basement; Excluding unfinished attic and crawlspace. Smoke alarms with *removable batteries* shall be replaced with 10-YEAR SEALED alarms. *HOWEVER, A/C-powered single or multiple-station smoke alarms installed as part of the original construction or rehabilitation project SHALL NOT BE REPLACED WITH 10-YEAR SEALED BATTERY OPERATED SMOKE ALARMS.*
- **JANUARY 1977 - SEPTEMBER 1978:** Smoke alarms shall be A/C-powered (110 volt hardwired) on sleeping levels. 10-YEAR SEALED battery operated smoke alarms on all other levels. Where there are sleeping rooms, the alarm shall be within 10 feet of all sleeping room doors.
- **OCTOBER 1978 - JANUARY 1983:** Smoke alarms shall be A/C-powered (110 volt hardwired) on sleeping levels including basement. Where there are sleeping rooms, the alarm shall be within 10 feet of all sleeping room doors. 10-year sealed battery operated smoke alarms on all other levels.
- **FEBRUARY 1983 - JULY 1984:** Smoke alarms shall be A/C-powered (110 volt hardwired) on all levels including basement. Where there are sleeping rooms, the alarm shall be within 10 feet of all sleeping room doors.
- **AUGUST 1984 - FEBRUARY 1991:** Smoke alarms shall be A/C-powered (110 volt hardwired) and *interconnected on each level including basement. Where there are sleeping rooms, the alarm shall be within 10 feet of all sleeping room doors.
- **MARCH 1991 - PRESENT:** Smoke alarms shall be A/C-powered, (110 volt hardwired) *interconnected with battery back-up. There shall be one alarm on each level including basement and inside each sleeping room. Alarms in sleeping rooms shall be located within 10 feet of sleeping room door. All alarms shall be *interconnected.
*INTERCONNECTED: The activation of one alarm shall send a signal to activate all of the alarms in the same residence or dwelling unit.

LOW VOLTAGE FIRE ALARM SYSTEMS: Systems installed where the age of the dwelling is built from 1977 to present, shall be maintained during change of occupancy. System shall be tested by a NJ Licensed Alarm System Contractor who shall issue a satisfactory (passed) service report on a form approved by NFPA 72 and submitted to the Bureau of Fire Prevention PRIOR TO CSACMAPFEC INSPECTION.

→ Systems installed from 2011 to present are required to be supervised (*monitored*) for the life of the system

Note: If the system cannot be maintained, smoke alarms shall be installed based on the minimum construction codes in effect the year the dwelling was built and/or any renovations and/or additions were permitted.

IN ADDITION

- Smoke alarms shall bear a label showing the alarm has been tested in accordance with UL Standard 217 and maintained in accordance with NFPA 72. All equipment shall be installed as per manufacturer's specifications
- Smoke alarms over ten years old **SHALL BE REPLACED**. If manufacture date is not located on back of alarm, replace it
- Smoke alarms shall have a working test button
- Double sided tape or velcro shall not be used to mount alarms
- Smoke alarms shall not be installed in stairways
- Smoke alarms shall not be installed within 3 feet of the tips of ceiling fan blades, bathroom doors (with tub or shower) and HVAC supply registers. *Exception: Photoelectric type smoke alarms may be installed within 5 feet of bathrooms*
- Smoke alarms shall not be installed within 20 feet of a kitchen cooking appliance. *Exception: Photoelectric type smoke alarms may be installed within 10 feet of cooking appliances*
- Smoke alarms shall not be installed within the 4-inch dead air space in the upper corner of a room
- Smoke alarms shall not be installed farther than 12-inches vertically from the highest point of the ceiling
- A smoke alarm installed in the basement or to protect a level without a separate sleeping area shall be located in close proximity to the stairway leading to the floor above



Hardwired



Combination Smoke/CO



10-Year Sealed Battery



Low Voltage

CARBON MONOXIDE ALARM REQUIREMENTS

Initial

I understand that a carbon monoxide (CO) alarm is required on the sleeping level[s] of dwellings where a fuel burning appliance or attached garage exists. A CO alarm shall be located in the hallway within 10 feet of each separate sleeping area. When a sleeping room has a fuel burning appliance within or communicating directly with the sleeping room, an additional CO alarm is also required in that sleeping room.

FUEL BURNING APPLIANCES: Natural gas, LP gas, oil heat, gas cooking, gas clothes dryer, gas hot water heater, gas or wood burning fireplace/woodstove.

- CO alarms shall be listed and labeled in accordance with UL-2034
- CO alarms shall be installed in accordance with the requirements of N.J.A.C 5:70-4.19 and NFPA 720
- CO alarms shall not be more than 10-years old
- CO alarms may be battery operated, hardwired electric or plug-in type
- CO alarm shall be located on the wall, ceiling or other location as specified in the manufacturer's instructions
- Do not place CO alarm in an electrical outlet that can be turned off by a switch or that is located against floor molding
- CO alarms should cause the operation of an alarm notification that should be clearly audible in all sleeping rooms over background noise levels and with all intervening doors closed
- Dwellings occupied by one or more hearing impaired person, shall have each initiating device cause the operation of a visible alarm signal[s]

NOTE: Dwellings with existing fire detection and carbon monoxide alarm systems installed through the Construction Department (new construction/renovation) and a Certificate of Occupancy was issued, the system shall be maintained to the same level of the Certificate of Occupancy upon resale.

- Any portion of an existing system not serviceable or repairable shall be replaced. Battery operated smoke alarms or combination units are not acceptable replacements.



Battery Operated



Plug-in



Hardwired








Combination Smoke/CO
Battery and Hardwired

PORTABLE FIRE EXTINGUISHER REQUIREMENTS

Initial

I understand that the portable fire extinguisher shall be new or tagged by a contractor certified by the New Jersey Division of Fire Safety within the past 12 months, as well as the following requirements below:

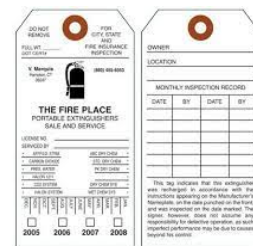
-  Extinguisher shall be a minimum rating of 2-A-10-B:C and no larger than 10 pounds
-  Installed on the bracket supplied by the manufacturer
-  Located in a visible location within 10 feet of the kitchen in the path of egress
-  The top of the extinguisher shall not be more than 5 feet above the floor
-  The extinguisher shall not be located behind doors, in cabinets or under counters



2-A:10-B:C
Acceptable



1-A:10-B:C
NOT Acceptable



Service Tag
by Certified NJ Contractor

SECONDARY POWER SOURCES

Initial Each structure subject to the requirements of this section that contains a secondary power source shall have a label installed within 18 inches of the main electrical panel and electrical meter warning of the danger associated with secondary power sources. (Effective February 3, 2025). (Solar PV Systems, Backup Generators, Residential Battery Back Up Systems, etc). Labels shall be made of sufficient durability to withstand the environment involved. A label compliant with ANSI Z535.4 will meet the requirements of this law and may be referenced in the subsequent regulations.

Example Below:



Initial I hereby certify that all statements made by me on Pages 1-4 of this application are true. I am aware that if any statements made are willfully false OR a reinspection is required, the owner will be subject to penalty or a reinspection fee of \$75.00.

NOTE: REALTORS: I HAVE SUPPLIED THIS APPLICATION TO THE SELLER FOR A CLEAR UNDERSTANDING OF REQUIREMENTS.

FOR OFFICE USE ONLY:

Date Received: _____ Official/Inspector Signature: _____