



SINCE 1844

**ROCKAWAY TOWNSHIP**  
65 MOUNT HOPE ROAD, ROCKAWAY, NEW JERSEY 07866

**DEPARTMENT OF FIRE – BUREAU OF FIRE PREVENTION**  
EFFECTIVE 1/1/2019

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 AND CARBON MONOXIDE ALARM'S ON EACH LEVEL WITH BEDROOMS.**

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 THEN TEN (10) BUSINESS DAYS PRIOR TO CLOSING: **\$45.00**
- REQUESTS RECEIVED FIVE (5) TO NINE (9) BUSINESS DAYS PRIOR TO CLOSING: **\$90.00**
- REQUESTS RECEIVED FOUR OR FEWER THAN FOUR (4) BUSINESS DAYS PRIOR TO CLOSING: **\$161.00**

**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 THIS FORM AS A REQUEST TO HAVE YOUR HOME INSPECTED. PLEASE PROVIDE AS MUCH INFORMATION AS POSSIBLE.

THE CSCMDC IS NON 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.**

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: \_\_\_\_\_

Ten year sealed battery smoke detectors must be placed on every level of a home, including the basement. They need not be placed in unfinished attics or crawl spaces. Existing A/C-powered interconnected systems are acceptable.

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.

A 2A:10BC 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**

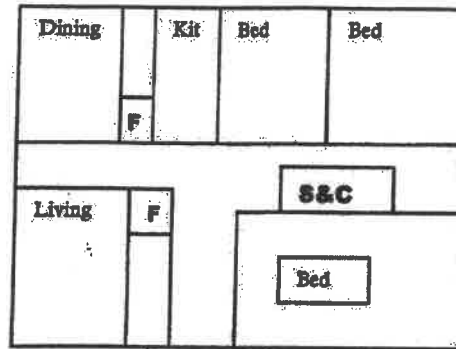


Figure 1

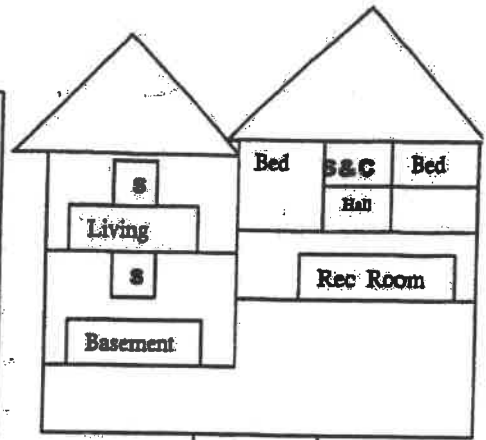


Figure 3

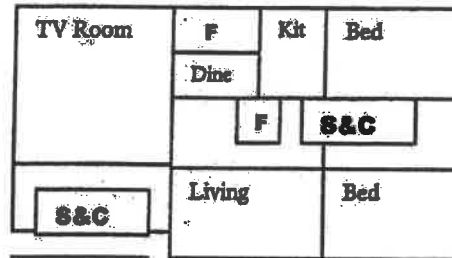


Figure 2

**Applicable Fire Code, 2015 IFC, NJ Edition 5:70-4.19**

- a) In one and two family or attached single family dwellings subject to the requirements of N.J.A.C. 5:70-2.3 smoke alarms shall be installed as follows:
- b) The smoke alarms required in (a) above shall be located and maintained in accordance with NFPA 72. (1) The alarms shall not be required to be interconnected.
- c) **Ten-year sealed battery-powered single station smoke alarms** shall be installed and shall be listed in accordance with ANS/UL 217, incorporated herein by reference. 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 battery powered smoke alarms. (1) A/C-powered smoke alarms shall be accepted as meeting the requirements of this section.
- d) Carbon monoxide alarms shall be installed in all dwelling units in buildings in one and two family or attached single family dwellings except for units in buildings that do not contain a fuel-burning device or have an attached garage.
- e) A portable fire extinguisher shall be installed in accordance with the following:
  1. The extinguisher shall be within 10 feet of the kitchen and located in a path of egress;
  2. The extinguisher shall be readily accessible and not obstructed from view;
  3. The extinguisher shall be mounted using the manufacturer's hanging bracket so the operating instructions are clearly visible;
  4. The extinguisher shall be an approved listed and labeled type with a minimum rating of 2A-10BC and no more than 10 pounds;
  5. The owner's manual or written operation instructions shall be provided during the inspection and left for the new occupant.
  6. The extinguisher shall be serviced and tagged by a certified Division of Fire Safety contractor within the past 12 months or the seller must have a receipt for a recently purchased extinguisher;
  7. The top of the extinguisher shall not be more than five feet above the floor

## **How the Process Works:**

You complete the application being sure to include the name and number(s) of the contact person so the inspection can be scheduled. You can submit the application with the appropriate payment amount either by mail or in person at the Municipal Building, which is located at 65 Mt. Hope Road, Rockaway, NJ 07866. The Municipal Building hours of operation are Monday-Friday, 8:30AM-4:30PM. Once we receive and process your application and payment, it will then be assigned to an inspector. That inspector will call the contact person's phone number listed on the application and arrange a mutually convenient time to perform the inspection.

At the time of the inspection, if compliant with the code requirements, the inspector will sign and date the certificate and give a copy to the contact person. This certificate must be presented at closing or the closing cannot legally happen. The certificate is valid for six months from the date of issuance.

We do our best to accommodate emergencies. This is not always possible, especially if you are not actually prepared to demonstrate compliance. The detectors and the extinguisher in a bag from the store is not compliance. You can get a more immediate inspection but by state regulation you must pay a higher fee for it. If you need help or assistance knowing where to place your devices or you have any questions concerning these required fire and life safety regulations, you can call my office during regular business hours at (973) 983-2865.

**Craig Babcock, IAAI-FIT, NAFI-CFEI**  
**Bureau Chief/Fire Marshal**  
**Office: 973-983-2865**  
**Cell: 973-417-2089**  
**[cbabcock@rockawaytownship.org](mailto:cbabcock@rockawaytownship.org)**  
**Member NJ State Codes Advisory Board**  
**Fire and Emergency Services Plan Reviewer**