



TOWNSHIP OF HARDYSTON

HARDYSTON, NEW JERSEY 07419

Office of Fire Official
William E. Walsh
149 Wheatsworth Road, Suite A
Hardyston, NJ 07419
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March 23, 2020

Re: Certification in lieu of inspection for Certificate of Smoke Alarm, Carbon Monoxide Alarm, and Portable Fire Extinguisher compliance. (CSACMA&PFEC)

At this time with the ongoing health crisis caused by COVID-19 (coronavirus), we are temporarily suspending all smoke, carbon monoxide & fire extinguisher (CSACMA&PFEC) inspections until this emergency has passed.

Please complete the attached form and pay the \$45.00 fee, then after the seller completes the inspection and both the seller and buyer had signed the form, please return it to my attention at the above address. I will then issue a certificate to be used at the closing.

Instructions are attached to the form.

If you have any questions please let me know.

Sincerely,

William E. Walsh

**TOWNSHIP OF HARDYSTON
BOROUGH OF HAMBURG**
Municipal Building
149 Wheatsworth Road, Suite A
Hardyston, NJ 07419

**DETAILED REGULATIONS FOR
CERTIFICATE OF SMOKE ALARM, CARBON MONOXIDE ALARM
& PORTABLE FIRE EXTINGUISHERS COMPLIANCE**
(CSACMAPFEC)

Before renting or closing the sale of a home, townhouse or condo located in the above listed municipalities, a **Certificate of Smoke Alarm, Carbon Monoxide Alarm & Portable Fire Extinguisher Compliance** must be issued by the Fire Inspector of the Township of Hardyston. N.J.A.C. 5:70-2.3.

The following is required before a certificate is issued:

- **SMOKE DETECTORS MUST BE LES THAN 10 YEARS OLD.**
- **All smoke detectors must be in proper working order.**
- **One smoke detector on each level, including basement (excluding crawl space and unfinished attic).**
- **Smoke detector should be outside each separate sleeping area.**
- **If bedrooms are more than 25 feet apart, two smoke detectors are needed.**
- **Smoke detectors can be either hard wired or battery operated.**
- **Ten-year sealed battery-powered single station smoke alarms shall be installed and shall be listed in accordance with ANSI/UL 217, incorporated herein by reference, EXCEPT AS FOLLOWS:**
 - **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.**
 - **Carbon monoxide (CO) alarm must be in accordance with UL-2034.**
 - **CO alarm must be installed in the immediate vicinity of sleeping areas.**

FIRE EXTINGUISHER REGULATIONS

The following is required before a certificate is issued:

- **At least one portable fire extinguisher shall be installed in all one and two-family dwellings, townhouse, condo or rentals upon change of occupancy.**
- **The extinguisher shall be within 10 feet of the kitchen and located in the path of egress.**
- **The extinguisher shall be readily accessible and not obstructed from view.**
- **The extinguisher shall be mounted using the manufacturer's hanging brackets so the operating instructions are clearly visible.**
- **The extinguisher shall be an approved listed and labeled type with a minimum rating of 2A-10B:C and no more than 10 pounds.**

- **The owner's manual or written operation instructions shall be provided during the inspection and left for the new occupant.**
- **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.**
- **The top of the extinguisher must not be more than 5 feet above the floor.**

INSPECTIONS ARE GOOD FOR 6 MONTHS FROM DATE OF INSPECTION.

By authority of The New Jersey Uniform Fire Code N.J.A.C. 5:70-2.3.4.19 & NFPA 72, NFPA 720.

The Legislature amended and enacted P.L. 1991, c. 92 (C.52:27D-198.1)

This act was signed into law on April 14, 2005 with an effective date of November 1, 2005. Supplement June 18,, 2018 (N.J.S.A. 52:14B7).

If you have any questions, please call the Municipal Building at 973823-7020 Ext. 9356.

William E. Walsh
Fire Official

Revised: March 23, 2020