

**BOROUGH OF FRANKLIN LAKES
FIRE PREVENTION BUREAU**

480 DEKORTE DRIVE FRANKLIN LAKES, NJ 07417 201-891-4000 EXT. 1218

**APPLICATION FOR SMOKE ALARM & CARBON MONOXIDE
ALARM**

RESIDENTIAL-RESALE/RENTAL/CHANGE OF OCCUPANT

MUST SUPPLY APPLICATION 30 DAYS BEFORE CLOSING DATE

INITIAL INSPECTION FEE \$150.00

FEE REINSPECTION FEE \$100.00

THIS DOCUMENT VALID ONLY IF ALL REAL ESTATE TAXES ARE CURRENT EXPIRES 90 DAYS FROM DATE OF APPROVAL

Inspection Date: _____ Closing Date: _____

Name of Owner: _____ Phone: _____

Property Address: _____

Block: _____ Lot: _____ Email: _____

All open permits must be closed out

Is Property currently listed under the Abandoned/Foreclosure/Nuisance Registry*? Yes No

*Note: deregistration is required for all properties listed or will yearly fees will be charged

Name of Buyer/Renter: _____

Current Address of Buyer: _____

Contact Phone Number of Buyer: _____

Number of smoke detectors as per N.J.A.C. 5:18-2.20 & 4.19 _____

Number of carbon monoxide detectors as per N.J.A.C. 5:70-2.3 _____

The issuance of the certificate of smoke alarm and carbon monoxide alarm and the related inspections are conducted solely for the benefit of the municipality, and not for the purchaser or seller of the real property. The (CSACMA) is only intended to ensure compliance with the (CSACMA) required by the NJ uniform fire code. The issuance of a (CSACMA) is not intended, and should NOT be relied upon, as evidence that the property is safe, structurally sound, and in compliance with zoning codes, fire codes, building codes, or that any of the systems serving the property are operating properly, including well, septic, electrical, plumbing, etc.

Applicant's signature: _____ Date: _____

Applicant's printed name: _____

Inspector Approval Signature: _____ Date: _____

Initial Inspection: _____

Re-Inspection: _____

REQUIREMENTS FOR CERTIFICATE OF SMOKE ALARM & CARBON MONOXIDE ALARM

RESALE, RENTAL, OR CHANGE OF OCCUPANT OF RESIDENTIAL DWELLING

Before any sale, lease, or change of occupancy for residential purposes can occur the owner shall obtain a certificate of smoke alarm and carbon monoxide alarm (CSACMA) from the Franklin Lakes Bureau of Fire Prevention. The inspection fee is \$150 and \$100 for any re-inspection. Fees must be processed and all required documentation provided prior to scheduling the inspection.

- COMPLETED APPLICATION **Must be submitted 30 days before closing****
- APPLICATION FEE** RESALE OR RENTAL \$150.00 RE-INSPECTION FEE \$100.00
- ALL OPEN PERMITS MUST BE CLOSED OUT**

A SITE INSPECTION IS REQUIRED FOR THE FOLLOWING:

- HOUSE NUMBERS** in a contrasting color, (3) inches high, permanently affixed, CLEARLY VISABLE near front door and light.
- Permanent fence around swimming pools**, minimum 4 ft., with self-latching, lockable gates.
- Egress doors:** interior deadbolt must be operated by thumb knob/turn bolt only.
- Bedroom egress doors** and windows shall open from the inside without the use of a key or special knowledge or effort.
- Railings:** are required for interior or exterior stairs with (4) or more risers.
- Water Heater and Boiler** blow off pipe must be within 6" from floor.
- No holes** in garage ceiling.
- No extension cords** are to be used as a permanent form of wiring. (i.e. garage doors)
- Flue piping** for all mechanical appliances must be in good condition and sealed at chimney connection.



Borough of Franklin Lakes



FIRE PREVENTION BUREAU
COUNTY OF BERGEN
480 DE KORTE DRIVE
FRANKLIN LAKES, NEW JERSEY 07417
PHONE 201-891-4000 Ext 1218 FAX 201-847-1361

Certificate of Smoke Alarm & Carbon Monoxide Alarm

Before any sale, lease, or change of occupancy for residential purposes can occur the owner shall obtain a certificate of smoke alarm and carbon monoxide alarm (CSACMA) from the Franklin Lakes Bureau of Fire Prevention. The inspection fee is \$150 and \$100 for any re-inspection. Fees must be processed and all required documentation provided prior to scheduling the inspection.

Smoke Detector Compliance:

The type of smoke detectors required for a certificate of compliance will depend on the type of smoke detectors that were required at the time the structure was built or renovated.

Prior to 1978 – A minimum of battery operated (10 year sealed) smoke alarms on each level of the home & within 10' of all sleeping areas.

1978-1983 – Electric hardwired alarms installed on each level of the home & within 10' of all sleeping areas.

1984-1990 – Interconnected electric hardwired alarms with battery backup installed on each level of the home & within 10' of all sleeping areas.

1991 to present – Interconnected electric hardwired smoke alarms with battery backups on each level of the home and in all bedrooms.

*Replacing electric hardwired smoke detectors with battery operated smoke detectors is prohibited.

*Defective interconnected smoke detectors must be replaced with compatible detectors.

*All smoke detectors with a manufacture date greater than 10 years must be replaced.

*Low voltage fire alarm systems shall be inspected by a NJ licensed electrician or certified Fire Alarm Company. An NFPA 72 compliant inspection report and proof of monitoring shall be submitted prior to scheduling an inspection with the Franklin Lakes Fire Prevention Bureau.

Carbon Monoxide (CO) Detectors Shall Be Located:

- a) Within 10 feet of all sleeping areas.
- b) Carbon monoxide detectors may be battery operated, hard-wired, or plug-in and shall be listed and labeled in accordance with UL-2034.

*All carbon monoxide detectors must be operating within the manufactures life span.