

MOUNT LAUREL FIRE DEPARTMENT

Est. 1953

69 Elbo Lane
Mount Laurel, NJ 08054

Tel: (856) 234-6053
Fax: (856) 234-3756

TO: Realtors/Applicants
FROM: Brian McVey, Fire Marshal
DATE: December 12, 2018
RE: RESIDENTIAL RESALES AND RENTAL UNITS

Applications may be completed by the following methods:

- **Remotely**
 - Online via our website (**application, appointment scheduling, and payment can be made entirely online**)
 - Payment will be made during the scheduling
 - Credit cards are the only form of payment that will be accepted online.
- **In Person at the Fire District Office, 69 Elbo Lane:**
 - Pick up a packet in person, or download this packet and complete the application in its entirety, bringing it with you to our office
 - Payment will be accepted in the following formats
 - Exact Cash, Check, Credit Card, Pinless Debit Card

The Fire District Office will be open from 8:00 am - 12 noon and 1:00 pm - 4:00 pm Monday through Friday

Inspections are scheduled for **Wednesdays, on a first come first serve basis**. The application **must** include the buyer and seller's name, date of property transfer and year of construction. Landlords must also register with the Township Clerk's office. **The application must be completed prior to receiving an appointment.** To make this procedure run smoothly for the applicant, it is recommended that the applicant and/or representative apply for this inspection 3 – 4 weeks prior to an anticipated closing/move-in date. **In the event that a failure occurs, you will need to re-apply online and pay for a new appointment.** Applicants who have smoke detectors that are connected to a fire alarm system will be responsible to know the password to deactivate the system.

Applicants who only have a professionally installed low voltage fire alarm system that can be connected to a monitoring service, must have the system tested and approved by an alarm contractor. A copy of the alarm certification provided by the alarm contractor must be present to the inspector at the time of the inspection.

Appointments will be assigned by a block of time, not to exceed 2 hours, based on the area in which the certification will be done. The applicant will be required to be at the testing location at the start time of the appointment until the certification is completed. If your appointment block is 0800-0930, you are required to be on location at 0800. Failure to be at the testing location from the start of the appointment block will result in a failure, and a new appointment will have to be scheduled and paid for.

Price for Application fee:

Any available Wednesday appointment:
Any other weekday requested 8:00AM -4:00PM:
Any time outside of normal office hours (based on availability)

All fees are non refundable

\$ 50.00
\$100.00
\$175.00

[Fire Extinguisher Requirements](#)

Recent legislation, signed by the governor, calls for a six month review of the current fire extinguisher requirements during the sale of one and two-family dwellings; the requirements remain in effect at present.

WHERE TO LOCATE DETECTORS: Detectors are to be located on every level of a residence, basement, first floor, second floor, including crawl space and unfinished attics, and in every separate sleeping area, between sleeping areas and living areas such as the kitchen, garage, basement or utility room. In homes with only one sleeping area on one floor, a detector is to be put in the hallway outside the bedrooms as shown in Figure 1. In single floor homes with two separate sleeping areas, two detectors are required, outside each sleeping area as shown in Figure 2. In multi-level homes, detectors should be located outside sleeping areas and at every finished level of the home as shown in Figure 3. Basement detectors should be located in the bottom of basement stairwells as shown in Figure 4.

WHERE NOT TO LOCATE DETECTORS

To avoid false alarms and/or improper operation, avoid installation of smoke detectors in the following areas:

- Kitchen-smoke from cooking may cause a nuisance alarm.
- Bathroom-excessive steam from a shower may cause a nuisance alarm.
- Forced air ducts- used for heating or air conditioning-air movement may prevent smoke from reaching detector.
- Near furnace of any type-air and dust movement and normal combustion products may cause a nuisance alarm.
- The "Dead Air" space where the ceiling meets the wall, as shown in Figure 5.
- The peak of an "A" frame type of ceiling "Dead Air" at the top may prevent smoke from reaching detector.

FURTHER INFORMATION ON DETECTOR LOCATION

For further information about detector placement consult the National Fire Protection Association's Standard No. 74-1984, titled "Household Fire Warning Equipment". This publication may be obtained by writing to the Publication Sales Department, National Fire Protection Association, Batterymarch Park, Quincy, MA. 02269

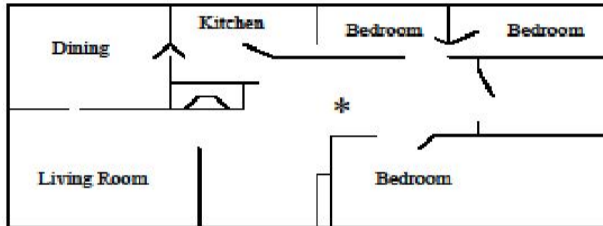


Figure 1 * SMOKE DETECTOR

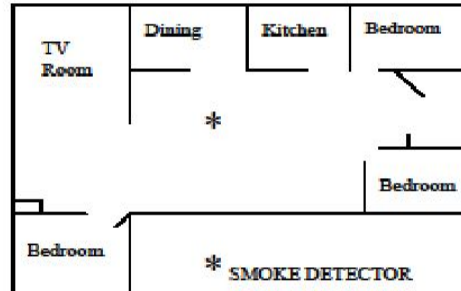


Figure 2 * SMOKE DETECTOR

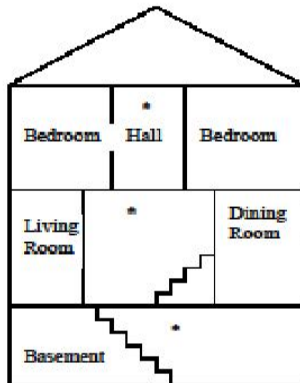


Figure 3 * SMOKE DETECTORS

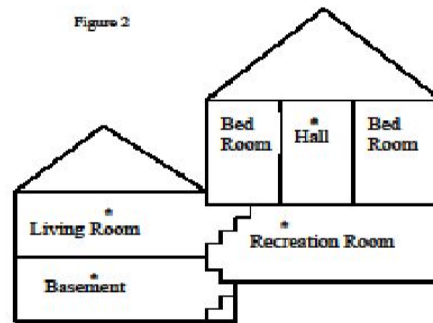


Figure 4 * SMOKE DETECTOR

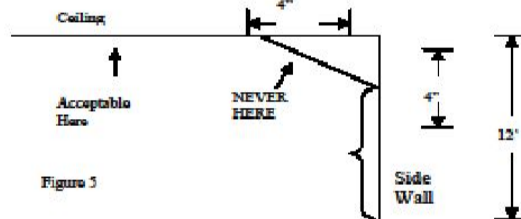


Figure 5

DOUBLE CHECK YOUR FIRE EXTINGUISHER!!!!

2A: 10BC ONLY !!!!

Mounted in the kitchen or within 10 feet of the kitchen.

Please read ALL instructions on your application.



Class A: Ordinary combustibles such as wood, cloth, and paper.



Class B: Flammable liquids such as gasoline, oil, and oil-based paint.



Class C: Energized electrical equipment - including wiring, fuse boxes, circuit breakers, and appliances.



Residential Series
Living Area Fire Extinguisher (Primary Protection)
Part Number: 21007076 Living Area Use Page 1 of 2

UK Rated 2A:10BC

Description
A fully compliant to the British Standard BS EN 3-7-1 (2009) fire extinguisher. It is suitable for use on Class A, B and C fires.

Meets MTA
Requirements for Primary Fire Protection and Risk to Life Working.

Features
Integral neoprene handle
White tank

Features
• Pressure gauge allows for easy monitoring of pressure
• Easy to use design
• 100% fire extinguishing power
• 100% fire extinguishing power
• 100% fire extinguishing power
• 100% fire extinguishing power

At a Glance
• 100% fire extinguishing power
• 100% fire extinguishing power
• 100% fire extinguishing power
• 100% fire extinguishing power

Product Specification

Specification	Value
Net weight (kg)	2.5
Net weight (lb)	5.5
Capacity (litres)	1.5
Capacity (gallons)	0.4
Pressure (bar)	10
Pressure (psi)	150
Colour	Red
Material	Steel
Material	Steel

Packaging Options

Part Number	Description
21007076	Living Area Fire Extinguisher (Primary Protection)
21007077	Living Area Fire Extinguisher (Primary Protection) - 100% Fire Extinguishing Power

MOUNT LAUREL FIRE DEPARTMENT

*69 Elbo Lane
Mount Laurel, NJ 08054*

Application for Smoke Alarm Carbon Monoxide Alarm Inspection

Street Address of Property (in Mt Laurel): _____

Year of Construction: _____

Seller or Landlord of Property: _____

Buyer or Tenant of Property: _____

Date of Property Transfer: _____

The following items are to be read carefully and acknowledged by the Applicant by placing his/her INITIALS inside the box.

- I understand that **any change of ownership or occupancy (including the storage of personal property)** may not occur, prior to a successful inspection AND possession of a Certificate of Smoke Alarm Certification (passed inspection). Furthermore, I understand that if there is any change of ownership or occupancy (including the storage of personal property), without this required inspection, the owner will (will, shall, or may) be subject to a penalty of up to \$500 per occurrence (N.J.S.A. 52:27D-198.3).
- I understand that a Fire Inspector from the Mt. Laurel Fire Department Bureau of Fire Prevention will inspect the dwelling unit during the given block of time referenced below. **If the assigned block of time is missed by the applicant or the applicants' agent, another non-refundable application fee must be paid.** I also understand if I do not pass the inspection I must return to Fire Headquarters and pay another non-refundable application fee.
- I understand that all Smoke Alarms within the dwelling unit must be installed and maintained in accordance with NFPA 72. I understand that all **AC powered Smoke Alarms must be electrically inter-connected**. I understand that each level of the dwelling unit is required to have either an AC (electric) or a DC (battery) powered Smoke Alarm installed. 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 unit was built or CO (Certificate of Occupancy) was issued. I understand that **all smoke alarms must be less than 10 years old** as per Mt. Laurel Township Local Ordinance 1985-12, Chapter 81, Section 81-24. The realtor, owner, seller or buyer must physically take the smoke alarm down and look for a date on the back. If there is no date, you must call the manufacturer to determine the date. **Any house equipped with a low voltage fire alarm system (installed by an alarm company) must have that system tested and approved by an alarm contractor prior to the inspection date. A copy of the alarm certification provided by the alarm contractor must be presented to the inspector at the time of the inspection.**

Minimum requirements of smoke alarms and location of installation

Pre 1975	DC powered Smoke Alarms on each level including basement (if applicable)
1975 – 1977	AC powered Smoke Alarm on uppermost level (DC smoke alarms on all other levels)
1977 – 1983	AC powered Smoke Alarm on uppermost and basement level (electrically inter-connected) (DC smoke alarms on all other levels)
1983 – 1991	AC powered Smoke Alarms on every level (electrically inter-connected)
1991 – Present	AC powered Smoke Alarms with battery backup on each level and in each sleeping area (bedroom) (electrically interconnected)

- I understand that a **fully charged & working 2A:10BC only** extinguisher must be installed in the kitchen or within 10' of the kitchen. It shall **not** be located behind doors, in cabinets or under counters and shall be **properly mounted** no higher than 5' above the floor to the top of the extinguisher or lower than 3 feet from the floor. It shall be visible and readily accessible for occupant use.
- I understand that the Fire Inspector will need access to the electrical panel and that the **circuit for the smoke alarms must be located and labeled** for testing purposes prior to his arrival. Homeowner/Agent will be responsible for turning circuit on and off.

I understand that if the dwelling has at least one fuel burning appliance, fireplace or an attached garage, a CO (Carbon Monoxide) alarm shall be **installed outside of but within vicinity of all sleeping areas. CO alarms in bedrooms only will not pass code per NFPA 720.**

I understand that the Fire Inspector will also check the visibility and readability of the House Numbers on the dwelling unit to verify that they are visible and readable from the street in the event of an emergency. The House numbers shall be in accordance with the Code of the Township of Mt. Laurel (1983-26, Chapter 105) as follows:

- a. Only Arabic Numerals may be used.
- b. Minimum height of Arabic Numerals is at least 3"
- c. The House Numbers are mounted in a secure fashion.
- d. The color/material of the House Numbers sufficiently contrasts with the background they are mounted to.
- e. The House Numbers are located at least 30" above ground level and are placed so as not to be obstructed by trees or shrubs and are in direct line of sight from the street the dwelling unit fronts onto.

I understand that the above listed items are to be completed **BEFORE** the inspector arrives, as he cannot install/repair items because he has other appointments and limited time. In the event that a failure occurs, a new appointment must be made and paid for and a new appointment will be assigned. I also understand that the **person meeting the inspector for the appointment must be 18 years of age, or older.**

Print Name: _____ Signature: _____

Date: _____

----- **FOR FIRE PREVENTION OFFICE USE ONLY - APPOINTMENT INFORMATION** -----

Point of Contact for Inspection (print): _____

Phone# (cell if possible): _____

1st Insp Date: _____ Inspection Time: _____

Application Taken By: _____

Amount Paid: \$ _____ Cash/Credit/Check # _____

2nd Insp Date: _____ Inspection Time: _____

Application Taken By: _____

Amount Paid: \$ _____ Cash/Credit/Check # _____

**Appointment must be completed within 60 days of application
All fees are non-refundable**

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Tel: (856) 234-6053
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Smoke Alarm Compliance Applicant Information

Please Print Clearly

Realtor

Name: _____

Company Name: _____

Company Address: _____

Business Phone: _____ Cell Phone: _____

Seller or Landlord:

Name: _____

Address: (new or good address for future correspondence)

Phone Number (cell phone if possible): _____

Applicant: (in the event the person applying for the application is neither the owner of the property or the Realtor)

Name: _____

Address: (new or good address for future correspondence)

Contact phone # for scheduling purposes: _____

Email: _____