

**Bureau of Fire Prevention**  
**Fire Marshal**  
Roy Mondì

**Fire Inspector**  
Ryan Pinnella  
Brett Colavito



**Township of Montgomery**  
**100 Community Dr.**  
**Skillman, NJ 08558**  
**Phone: 908-359-8211**  
**Fax: 908-533-9329**  
[fireprevention@montgomerynj.gov](mailto:fireprevention@montgomerynj.gov)  
[www.montgomerynj.gov](http://www.montgomerynj.gov)

**ATTENTION: FAILURE TO READ GUIDELINES MAY RESULT IN A FAILED INSPECTION.**

**ALL RE-INSPECTIONS HAVE A FEE OF \$65.00.**

## **GUIDELINES**

### **CERTIFICATE OF SMOKE ALARM, CARBON MONOXIDE ALARM & PORTABLE FIRE EXTINGUISHER COMPLIANCE (CSACMAPFEC) FOR 1 & 2 FAMILY DWELLINGS**

**I.** The Montgomery Township Bureau of Fire Prevention conducts inspections on Tuesdays and Thursdays from 8:30 a.m.-11:30 a.m. & 12:30 p.m. to 3:00 p.m. Unfortunately, our office cannot provide a narrower time frame for these inspections. The Bureau requires a minimum of two (2) weeks' notice from the time we receive the application and fee. The Fee Schedule can be reviewed on the application. Re-inspections during busier times of the year may pose a challenge when trying to schedule a re-inspection with adequate time prior to the property's closing and/or change of occupancy. Ensure that the inspection passes on the initial inspection by carefully reviewing the guidelines and ask any questions if you or your agents are uncertain about the regulations.

### **II. SMOKE ALARM/DETECTOR REQUIREMENTS:**

1. Test and clean your smoke alarms/detectors prior to the inspection date.
2. Review tables(A & B) below to ensure your smoke alarms/detectors meet the minimum requirements
3. If your alarm is past its replacement date from the manufacture or older than 10 years; replace the alarm (Smoke alarms have an end of life or replacement date; smoke alarms shall be replaced after 10 years)

**TABLE A**

#### **THERE ARE DIFFERENT TYPES OF SMOKE ALARMS AND DETECTORS (REVIEW LIST BELOW)**

1. **\*BATTERY OPERATED SMOKE ALARMS:** (STARTING JANUARY 1<sup>ST</sup> 2019 ALARMS MUST BE A 10 YEAR SEALED BATTERY TYPE)
2. **ELECTRIC SMOKE ALARMS:** (If the unit contains no battery backup it may be outdated and needs to be replaced)
3. **ELECTRIC SMOKE ALARMS WITH INTERCONNECTION:** (If the unit contains no battery backup it may be outdated and needs to be replaced)
4. **ELECTRIC SMOKE ALARMS WITH INTERCONNECTION & BATTERY BACKUP**
5. **\*\*LOW VOLTAGE SMOKE DETECTOR(S):** AS PART OF AN ALARM SYSTEM (If this is your primary alarm system that was installed meeting minimum requirements of the UCC; it must be inspected, tested, and maintained by a certified contractor with a current report identifying the system is in compliance with NFPA 72.)

The type and location of smoke alarms/detectors required for **(CSACMAPFEC)** will depend on the type of smoke alarms/detectors that were required at the time of the original construction. **Replacing electric smoke alarms with battery-operated smoke alarms is prohibited.**

Defective interconnected smoke alarms must be replaced with compatible alarms or all interconnected alarms must be replaced to meet the requirements of **(CSACMAPFEC)**. All smoke alarms and detectors (units' part of alarm systems) must communicate properly with each unit or system.

**TABLE B**

<b>HOUSES BUILT/RENOVATED</b>	<b>MINIMUM REQUIREMENTS FOR (CSACMAPFEC)</b>
<b>PRIOR TO JANUARY 1977</b>	Battery operated smoke alarms on all levels. 10 year sealed battery smoke alarm required.
<b>JANUARY 1977-SEPTEMBER 1978</b>	Electric smoke alarms on sleeping levels. 10 Year Sealed Battery operated smoke alarms on all other levels
<b>OCTOBER 1978-JANUARY 1983</b>	Electric smoke alarms on sleeping & basement level. 10 year Sealed Battery operated smoke alarms on all other levels.
<b>FEBRUARY 1983-JULY 1984</b>	Electric smoke alarms on all levels.
<b>AUGUST 1984-FEBRUARY 1991</b>	Electric smoke alarms on all levels. All alarms must be interconnected.
<b>MARCH 1991- FEBRUARY 2016</b>	Electric smoke alarms on all levels & inside each sleeping area. All smoke alarms must be interconnected and have battery backup.
<b>MARCH 2016- PRESENT</b>	All smoke alarms must be electric, interconnected and have battery backup inside all sleeping areas and on every level. Note: Carbon monoxide alarms shall be connected to the building power (Combination alarms are approved)

- Smoke alarm/s installed on the basement level and all levels without a sleeping area must be located in close proximity to the stairway leading to the floor above.
- Sleeping level smoke alarms/detectors shall be located in close proximity to the sleeping rooms.
- Smoke alarms/detectors shall be properly mounted and secured to the ceiling or wall. Smoke alarm/detector base shall be flush with the ceiling or wall.
- All smoke alarms must be listed in accordance with UL 217 or ETL. (see below images)



- **Warning:** Many smoke alarms sold online may have misleading information and may not be an approved/listed device. It is best to purchase alarms with well-known manufacturer name.

- Common area hallways and stairways in two-family houses must have smoke alarms at each landing.
- Verify the smoke alarm/detector has not been recalled. <https://www.cpsc.gov/Recalls>

#### **LOCATIONS WHERE SMOKE ALARMS/DETECTORS ARE NOT PERMITTED:**

- Within 5 feet of a kitchen (cooking vapors)
- Within 3 feet of an attic fan or the tip of the ceiling fan blades.
- Within 3 feet of the door leading to a bathroom containing a tub or shower (steam)
- Within 3 feet of an air vent (supply or air flow) Within 1 foot of a light fixture
- Mounted on the wall not more than 12 inches from the adjoining ceiling.
- Smoke alarms/detectors are not permitted to be painted.

**\*\*Montgomery Township Fire Prevention will not test fire alarm systems. Many of these systems do not meet the CSACMAPFEC requirements. Provide an approved inspection report from a contractor that the system and its components are fully operational.\*\***

### **III. CARBON MONOXIDE (CO) ALARM REQUIREMENTS**

- Carbon monoxide alarms are required on the sleeping level(s) of all 1 & 2 family dwellings.
- Carbon monoxide alarms shall be in the immediate vicinity of all sleeping areas (within 10 feet outside of every sleeping area.)
- Carbon monoxide alarms may be battery, hardwired, or the plug in type. (*Homes built prior to March 2016.*)
- If a combination smoke alarm/carbon monoxide alarm is installed, the placement of the alarm must meet the requirements for both smoke and carbon monoxide alarms.
- If your alarm is past its replacement or end of life date from the manufacture; replace the alarm (carbon monoxide alarms end of life dates vary from 5-10 years)
- Carbon monoxide alarms shall be listed and labeled in accordance with UL-2034 and shall be installed accordance with NFPA-720.
- **Important Note:** Some alarms are sold that are not UL Listed. Be sure that you are purchasing/using a listed device.

#### **IV. PORTABLE FIRE EXTINGUISHER REQUIREMENTS**

##### **A PORTABLE FIRE EXTINGUISHER SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:**

- The extinguisher shall be within 10 feet of the kitchen and located in the path of egress; (A door that leads to a garage that only has rolling doors is not considered an exit)
- The extinguisher shall be readily accessible and not obstructed from view (Do not install in closets, pantries, garage, laundry rooms or separate rooms or spaces with a closing door;
- The extinguisher shall be mounted using the manufacturer's hanging bracket 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. (*Fire extinguisher(s) shall have a current date on the fire extinguisher or tagged and certified*)
- The top of the extinguisher shall not be more than five feet above the floor and no lower than 4 inches from the bottom of the unit to the floor.

Bureau of Fire Prevention  
Fire Marshal  
Roy Mondì

Fire Inspector  
Ryan Pinnella  
Brett Colavito



Township of Montgomery  
100 Community Dr.  
Skillman, NJ 08558  
Phone: 908-359-8211  
Fax: 908-533-9329

[fireprevention@montgomerynj.gov](mailto:fireprevention@montgomerynj.gov)  
[www.montgomerynj.gov](http://www.montgomerynj.gov)

**APPLICATION FOR CERTIFICATION OF SMOKE DETECTOR, CARBON MONOXIDE ALARM & PORTABLE FIRE EXTINGUISHER COMPLIANCE**  
(PLEASE PRINT NEATLY OR TYPE)

**Location to be Inspected Information – Contact and Building Information**

Block:	Lot:	Dwelling Use: <input type="checkbox"/> Single Family <input type="checkbox"/> 2 Family <input type="checkbox"/> Townhouse/Condo	
Address:			
City, State, Zip:			
Owner Name:		Phone:	
Owner Address (If Different):			
Date of Closing/Leased on:	# of Stories:	# of Bedrooms	Basement Finished: <input type="checkbox"/> Yes <input type="checkbox"/> No
Realtor Agent Name:		Realtor Phone:	

I hereby apply for a **Certification of Smoke Alarm, Carbon Monoxide Alarm & Portable Fire Extinguisher Compliance (CSACMACPFEC)** for the above residential property in Montgomery Township. I understand that a satisfactory inspection must be performed by the **Montgomery Township Fire Prevention Bureau** prior to the issuance of the CSACMACPFEC per N.J.A.C. 5:70-2.3 and that is a violation of **STATE LAW** if ownership or occupancy changes prior to the issuance of a CSACMACPFEC.

I hereby certify that the information contained herein is correct. I understand that any false statements will result in the revocation of the certificate and the issuance of penalty notices up to \$500.00 per N.J.A.C. 5:70-2.12, plus an additional \$500.00 per N.J.A.C. 5:70-2.12(a).

Applications must be completed in full and presented in person at the Municipal Building (Construction Office)

Inspection are Tuesdays and Thursdays 8:30am-11:30am & 12:30pm-3:00pm / Wednesdays 8:30am-11:30am

Signature of Applicant \_\_\_\_\_

**OFFICE USE ONLY**

<u>1<sup>st</sup> Inspection</u>	<u>2<sup>nd</sup> Inspection</u>	<u>3<sup>rd</sup> Inspection</u>
Date Paid: _____	Date Paid: _____	Date Paid: _____
Chk#/Cash: _____	Chk#/Cash: _____	Chk#/Cash: _____
Inspection Date: _____	Inspection Date: _____	Inspection Date: _____
<input type="checkbox"/> AM <input type="checkbox"/> PM <input type="checkbox"/> Pass <input type="checkbox"/> Fail	<input type="checkbox"/> AM <input type="checkbox"/> PM <input type="checkbox"/> Pass <input type="checkbox"/> Fail	<input type="checkbox"/> AM <input type="checkbox"/> PM <input type="checkbox"/> Pass <input type="checkbox"/> Fail

Deficiencies: \_\_\_\_\_

Certificate # \_\_\_\_\_

Fire Marshal/Fire Inspector \_\_\_\_\_

**Montgomery Township Fire Prevention Bureau**  
**100 Community Dr.10/24/23**  
**Skillman, NJ 08558**

Before any one- and two-family or attached single-family structure is sold, leased or otherwise made subject to a change of occupancy for residential purposes, the owner shall obtain a certificate of smoke alarm, carbon monoxide alarm and portable fire extinguisher compliance (CSACMAPFEC). The application fees for CSACMAPFEC, as required by N.J.A.C. 5:70-2.3, shall be based upon the amount of time remaining before the change of occupancy is expected as follows:

1. Requests for CSACMAPFEC received **more than 10 business days** prior to change of occupancy shall be **\$65.00**.
2. Requests for CSACMAPFEC received **4-10 business days** prior to the change of occupancy shall be **\$125.00**.
3. Requests for CSACMAPFEC received **fewer than 4 business days** prior to the change of occupancy shall be **\$185.00**.

Any **re-inspection** shall be an **additional \$65.00**. A **no show** inspection shall be subject to a **\$65.00 fee**.

A no-show inspection means:

1. The owner/agent fails to meet inspector within the appointed time for inspection or re-inspection;
2. The owner/agent does not have a key or is unable to give the Fire Official access to the premises for the scheduled inspection or re-inspection; or
3. Electrical power to a premise is disconnected and smoke detectors to be tested are powered by electrical current from the building wiring system.

---

All inspections **WILL** be inspected **ONLY** by an inspector from the Montgomery Township Fire Prevention Bureau.

Visit our website for detailed information on the inspection requirements at:

**[www.montgomerynj.gov/fire](http://www.montgomerynj.gov/fire)**