Jackson Fire District 2
F.O. Scott Rauch
Srauch@jacksonfiredistrict2.org

Jackson Fire District 3
F.O. Michael Grossman
Bureau@jacksonfiredist3.org

Jackson Fire District 4
F.O. Stanley O'Brien
Bureau@jacksonfiredist4.org

After reading the following requirements, please fill out the application on the reverse side of this sheet.

N.J.A.C.5:70-4.19, N.J.A.C.5:70-2.3, NFPA 72, ANSI/UL 217, UL-2034, NFPA 720

If you are selling your house in Jackson Township, you are required to schedule an appointment with the Fire Bureau for a resale inspection. Appointments will be scheduled upon receiving the completed application and payment. It is a violation of the Uniform Fire Code (N.J.A.C. 5:70-2.3) and a $ 1500.00 fine to close without a Certificate of Smoke & Carbon Monoxide Alarm Compliance from the appropriate enforcing agency.

Smoke Alarm Requirements

Working smoke alarms are required to be on every level of the residence including basements. Depending on the year the house was built, different requirements may apply. If you have done any renovations or additions to your house, code requirements at the time of renovation requiring and upgrades will apply.

1. Occupancy built **prior to 1983** – A smoke alarm with a 10-year sealed battery on each level in the home.
2. Occupancy built **between 1984 to 1990** – Interconnected smoke alarms on each level with battery backup.
3. Occupancy built **1991 to Present** – One smoke alarm on each level, in each bedroom, interconnected, with battery backup.
4. If you have a Fire Alarm System, you will be required to know how to operate it. The alarm must be placed on **test** through the alarm company before we can test the alarm. You must know alarm codes, how to silence and reset the alarm. If the system is no longer being monitored, the alarm must still **sound** and you will still need to know the codes to silence and reset.
5. If electric or hard-wired interconnected alarms need to be replaced due to age, they shall be replaced with hard-wired alarms. Battery alarms are not acceptable replacements for wired alarms.

NOTE: Working smoke alarms for all years are required to be on every level of the house including the basement and a minimum of 3 feet from the tip of a fan blade.

Carbon Monoxide (CO) Detector Requirements

1. Carbon monoxide detectors are required in the vicinity of all sleeping areas.
2. The detector shall be installed outside of the bedrooms within 10 feet of the room doors. More than one CO detector may be required.
3. Standalone battery operated, plug-in, hardwired, or combination smoke / CO detectors are acceptable.
4. Battery Only and Plug in CO detectors shall be under 5 years old. Combination Smoke / CO alarms shall be under 10 years old.
5. Detectors shall be installed in accordance with the manufacturer's instructions.

Fire Extinguisher Requirements

The requirements for the type and placement of the extinguishers are as follows:

1. A portable fire extinguisher shall be installed in all one- and two-family dwellings. Extinguisher size shall be a minimum of a 2A:10 B:C rating and no bigger than 10 lbs.
2. The extinguisher shall be charged, operable and MOUNTED in plain view no more than 5 feet above the floor using the manufacturer's hanging bracket (so the operating instructions are visible), within 10 ft. of the kitchen and not mounted behind doors, blocked by furniture or in a cabinet.
3. The Extinguisher must have been serviced or tagged by a certified Division of Fire Safety contractor within the past 12 months or seller must provide proof of purchase within 12 months by providing a receipt.

You will need to know what Fire District the residence is in before you proceed to the application. To find out what Fire District see: https://wipp.edmundsassoc.com/Wipp/?wippid=1512

Please fill out the following information ONLY after you read and understand the reverse side of this application. Send the completed application and fee to the appropriate Fire Bureau that the property is located in.

Smoke, Carbon Monoxide, Fire Extinguisher (SCFE) Application – NON-REFUNDABLE

Check the appropriate box

☐ **Jackson Fire District #2- Jackson Bureau of Fire Prevention District #2- (732)-363-2595- 81 S. Hope Chapel Rd**

☐ **Jackson Fire District #3- Jackson Bureau of Fire Safety District #3- (732)-928-1666 x14- 200 Kierych Memorial Dr**

☐ **Jackson Fire District #4- Jackson Bureau of Fire Prevention District #4- (732)-928-7848- 465A N. County Line Rd**

Applicant Name:_____ Phone #:_____

Applicant Address:_____ Email:_____

Property Location:_____

Property Block #:_____ Lot #:_____ Year Built:_____

Contact Name:_____ Contact Phone #:_____

Alternate Contact Name:_____ Contact Phone #:_____

Requested Date #1:_____ Requested Date #2:_____ Requested Date #3:_____

First Available Date (applicable fees apply): YES ☐ NO ☐

SCFE Certification is valid for six months from issue date and must be obtained every time there is a transfer of title

The Fire Bureau conducts inspections on Tuesdays, Wednesdays, & Thursdays. **Everyone is scheduled between 9am to 12pm.**

By filling out this application it is understood that the applicant is engaging in a binding contract with The Fire Bureau to conduct the SCFE Inspection and agrees to the following terms and conditions listed below.

1. The applicant or designee will be at least 18 years old and accompany the inspector while the inspection is conducted.
2. The applicant or designee will grant access to all the areas of the building where applicable.
3. The address shall be posted on the building or property.
4. The Inspector will not wait if you are not on site or running late.
5. The applicant or designee will secure all animals away from the area while the inspector is on site conducting the inspection. Failure to follow any of the above listed will result in failed inspection and the applicant will need to apply for a reinspection.
6. If you need to cancel your appointment, you must do so before the scheduled date by contacting the Bureau.

Inspection Fee Table

- 15 or more business days in advance $100.00
- 10-14 business days in advance $200.00- If schedule permits
- 5-9 business days in advance $300.00- If schedule permits
- 1-4 business days in advance $400.00- If schedule permits
- Missed appointments- Forfeiture of payment and applicant must reapply
- Reinspection $50.00
- Duplicate copy of Certificate $25.00

Closing on the resale of a residential dwelling without a properly issued Certificate of Smoke Alarm, Carbon Monoxide Alarm and Portable Fire Extinguisher Compliance prior to closing subjects the seller to a fine of $1500.00 (the exception is for Sheriff's sales, that must be done within 30 days of sale).

Re-Inspections are due to inoperable, improperly located, or the absence of required smoke and / or carbon monoxide detector, fire extinguisher, or failing to secure animals away while conducting the Inspection.

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Jackson Township
Letter of Intent to Purchase

Letter of Intent to Purchase, but **NOT OCCUPY**.

Date: _____

Property Address: _____

Block: _____ Lot: _____

I / We are the contract purchaser of the above listed property and acknowledge that I / we are purchasing the structure for resale purposes only, with no intent to occupy.

I / We further acknowledge that it is our responsibility to obtain the proper permits and approvals prior to any construction or renovations of the structure.

I / We also stipulate that occupancy will not take place until an inspection by the appropriate Fire Bureau has been performed and a Certificate of Compliance has been issued as per the New Jersey State Fire Code.

I / We understand that failure to comply with this agreement may result in the imposition of penalties, and or the issuance of a Court issued Summons.

_____ _____
Purchase Signature Date

_____ _____
Purchase Signature Date

_____ _____
Fire Official Date

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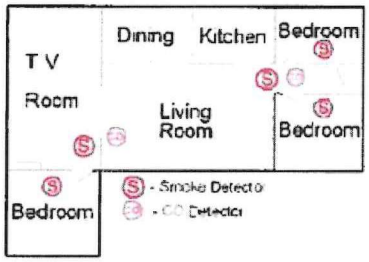
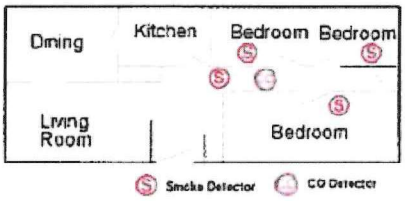
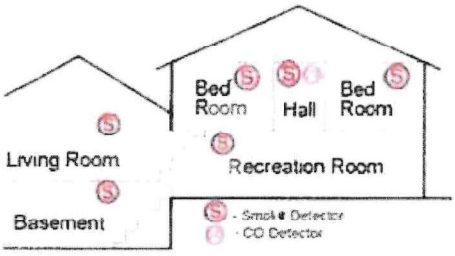
Smoke and carbon Monoxide Alarm Location Examples

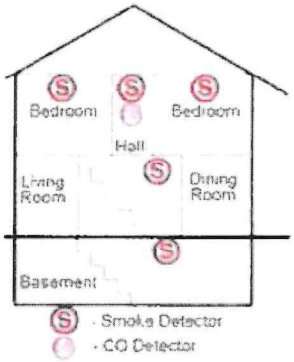
Single Story Homes:



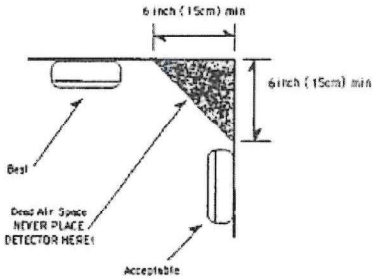


Multi-Story Homes:





Mounting of Detectors on Walls/Ceiling:



Frequently asked questions:

Can I pay at the time of the inspection?

No, payment must be received with application before any appointments shall be made.

How can I pay?

All the Fire Bureaus will accept a check, some will accept credit. You will need to verify.

Can I lock down a date before I send the payment?

No, payment must be received with application before any appointments shall be made.

Do I need to have my address on my house and mailbox?

Either place would suffice.

What if The Fire Bureau wants to move my appointment up, will I be required to pay the additional fee?

No, you will not be required to pay the additional fee if The Fire Bureau reschedules your inspection earlier than your requested date.

What if I buy the house from a Sheriffs sale, and I cannot have this inspection done before closing will I get penalized?

No, you will have a 30-day period to have this completed for Sheriff sales.

What if the house is uninhabitable? Either by fire, damage, or there is no power or water, do I still need a fire inspection?

Yes, you will still need the inspection. Follow up with the appropriate Fire Bureau for details on requirements.