ITEMS GENERALLY LOOKED AT FOR ZONING COMPLIANCE INSPECTIONS:

NOTE: Applicant must verify with the Borough of Roseland that there are no open permits for the property prior to scheduling Zoning Compliance Inspection.

1. A properly functioning Smoke Detector on each level, including the basement. (Required by State law for one and two family dwellings)

2. A properly functioning Carbon Monoxide Detector in the vicinity of all sleeping rooms/areas. (Required by State law for one and two family dwellings)

3. An explosive natural gas alarm to be installed as per manufacturers specifications.

4. A fully charged wall-mounted 2A:10B:C, rated for residential use Fire Extinguisher installed within 10-feet of kitchen, visible and located not more that 5-feet above the floor and in accordance with the attached paperwork. (Required by State law for one and two family dwellings)

5. Loose or missing stair treads, risers, handrails and/or guardrails at stairways.

6. Loose or missing electrical panel covers, switch/receptacle cover plates, and junction box cover plates.

7. Sump pump (if present) piped to outside of house or unit. (Not connected to sanitary sewer system)

8. Proper fit and venting of furnace/boiler and hot water heater to chimney.

9. Relief valves on hot water heater shall discharge between 2” and 6” above floor.

10. Unsealed penetrations, holes or damaged/missing areas of sheetrock or plaster finishes in walls or ceilings of attached garages.

PLEASE NOTE

A CERTIFICATE WILL NOT BE ISSUED UNTIL A BUYER’S NAME IS SUBMITTED.

IF THE INSPECTION PASSES PRIOR TO HAVING A BUYER’S NAME, THE APPROVAL IS VALID FOR 180 DAYS. IF THE 180 DAYS EXPIRES, A NEW CERTIFICATE MUST BE APPLIED AND PAID FOR.
TO: ALL LOCAL ENFORCING AGENCIES
FROM: LOUIS KILMER, CHIEF - BUREAU OF FIRE CODE ENFORCEMENT
SUBJECT: REQUIREMENTS FOR FIRE extinguishers IN ONE- AND TWO-FAMILY DWELLINGS
DATE: NOVEMBER 15, 2005

The Legislature amended and enacted P.L.1991, c. 92 (C.52:27D-198.1), requiring that all one- and two-family dwellings at a change of occupancy be provided with a portable fire extinguisher, in addition to the requirements for smoke and carbon monoxide detectors. This provision does not apply to seasonal rental units. This act was signed into law on April 14, 2005 with an effective date of November 1, 2005.

The regulations were recently made available for public comment. The comment period has ended and the final adoption of the regulations will appear in the New Jersey Register in the near future. The Division of Fire Safety is advising all local enforcing agencies to enforce the regulations; using the guidelines below.

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

1) At least one portable fire extinguisher shall be installed in all one- and two-family dwellings (except seasonal rental units) upon change of occupancy;

2) The extinguisher shall be listed, labeled, charged, and operable;

3) The size shall be no smaller than 2A:10B:C, rated for residential use and weigh no more than 10lbs;

4) The hangers or brackets supplied by the manufacturer must be used;

5) The extinguisher must be located within 10 feet of the kitchen;

6) The top of the extinguisher must not be more than 5 feet above the floor;

7) The extinguisher must be visible and in a readily accessible location, free from being blocked by furniture, storage, or other items;

8) The extinguisher must be near a room exit or travel path that provides an escape route to the exterior;

9) The extinguisher must be accompanied by an owner’s manual or written information regarding the operation, inspection, and maintenance of the extinguisher; and

10) Lastly, the extinguisher must be installed with the operating instructions clearly visible.
New fire extinguishers are not required to be serviced and tagged, as long as the seller or agent can provide proof of purchase or receipt.

Until the proposed regulations have been adopted, the statute should be cited for enforcement purposes. The correct citation is N.J.S.A. 52:27D-198.1.

If you have any questions regarding the implementation of this act or its specific requirements, please contact our Local Assistance Unit at 609-633-6112.
Kidde Pro 210 Fire Extinguisher
Model # 21005779 Store SKU # 131600
Store SO SKU # 198092

Description
Protect low-hazard locations from fire with the Kidde Pro 210 2-A:10-B:C Fire Extinguisher. This fire extinguisher features a pressure gauge for quick status checking and is made of corrosion-resistant powder-coated aluminum. Recharge this fire extinguisher after discharging for a reusable fire safety device.

Kidde pro is rated for use on most household fire types with a discharge time of 13-15 seconds, and discharge range of 10-15 feet and this unit has operating pressure of 100 PSI with net agent weight of 4 lb. Pressure gauge allows you to check that the extinguisher is in proper working order Rechargeable for long life Powder-coated aluminum cylinder with heavy-duty chrome-plated brass valve provides corrosion resistance
MFG Brand Name : Kidde
MFG Model #: 21005779
MFG Part #: 21005779

Specifications
Assembled Depth (In.): 4.5 in
Assembled Height (In.): 15.7 in
Assembled Width (In.): 7 in
Electrical Product Type : Fire Extinguisher
Item Package Type : Cardboard Container
Returnable: 90-Day

More Info
Warranty
For warranty information on this product, please call our Internet Customer Service Center at 1-800-435-4654.

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