

# Township of Tewksbury

**Certificates of Inspections Are Required For  
All Sales & Rentals Of Existing Homes  
“PRIOR” To Your Closing Date or Change of Occupancy Date**

## **SMOKE CERTIFICATION INSPECTION**

**Tom Anderson, Tewksbury Township Fire Marshal**

Applications must be processed at the Municipal Building, 169 Old Turnpike Road, Califon, NJ  
Please see Kathy Reddy to schedule your inspection appointments.

Inspections are scheduled on Monday mornings only between 9:00 & 11:00 a.m.

**Fee Range (\$45.00 - \$125.00)** Fee must be paid when you schedule your appointment

Checks or Cash Only - Please make checks payable to: Tewksbury Township

For questions regarding your appointment please call Kathy at 908-439-0022 ext.729

For questions related to your inspection please call

**Tom Anderson, Fire Marshal at (cell number) 908-328-3020**

- **Smoke Detectors**

(1) Smoke Detector must be on each floor in the house including the basement

- **Carbon Monoxide Detectors**

Detectors must be mounted within (10) feet of all bedrooms.

If bedrooms are upstairs & downstairs or scattered on one floor you will need more than one.

Existing Homes: Detectors may be battery operated or plug-in type

New Homes: Detectors must be hardwired

- **Fire Extinguisher**

Must be mounted within (10) feet of the kitchen (See requirements on other side)

Required: (1) Rated for Residential Use & Weighs no more than 10/Lbs.

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**Note:** Any owner who sells, leases, rents or otherwise permits to be occupied for residential purposes any structure subject to this chapter when the structure does not comply with the requirement hereof or without complying with the inspection and certification requirements hereof shall be subject to a fine of not more than five hundred dollars.

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## **ALARM SYSTEMS**

**If your home has a Monitored Alarm System**, you must contact the alarm company on the morning of your inspection and **arrange to have the system put on “Test”** until the test is completed by the Fire Marshal. Homeowner or Representative on site must have all keypad codes to silence and reset system as required. **If monitoring has been discontinued**, a signed letter to that affect must be presented by either the homeowner or the monitoring agency.

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**APPROVED INSPECTION DOCUMENTATION IS REQUIRED AT THE TIME OF CLOSING**

**Department of Community Affairs  
Division of Fire Safety**

**Memorandum**

**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.) requiring that 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:**

- ❖ At least one portable fire extinguisher shall be installed in all one and two family dwellings (except seasonal rental units) upon change of occupancy.
- ❖ The extinguisher shall be listed, labeled, charged and operable.
- ❖ **(1) Rated for residential use and weigh no more than 10/Lbs.**
- ❖ The hangers or brackets supplied by the manufacturer must be used.
- ❖ The extinguisher must be located within (10) feet of the kitchen.
- ❖ The top of the extinguisher must not be more than (5) feet above the floor.
- ❖ The extinguisher must be near a room exit or travel path that provides an escape route to the exterior.
- ❖ The extinguisher must be accompanied by an owner's manual or written information regarding the operation, inspection and maintenance of the extinguisher and;
- ❖ The extinguisher must be installed with the operating instructions clearly visible.

Please Note: 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-1981.

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.