

First Jersey Title Reports

*a periodic newsletter from **First Jersey**
to keep you up to date with the changes in **Title Services**.*

April 2003

Carbon Monoxide Alarm Inspections Mandatory.

Effective April 7, 2003, the New Jersey Uniform Fire Code (NJAC 5:70-2.3) will be amended to require municipalities to certify, at change of occupancy, that one and two family homes contain properly installed carbon monoxide alarms.

Fire officials will now incorporate the carbon monoxide alarm inspection into their standard smoke detection inspection and issue a Certificate of Smoke Detector and Carbon Monoxide Alarm Compliance upon completion of the inspection and receipt of the required fee.

April 1, 2003

New Jersey Association of Realtors
212 West State Street Trenton,
New Jersey 086

Gentlemen:

On Monday April 7, 2003, the New Jersey Register will contain the adoption of amend-ments to the New Jersey Uniform Fire Code that will require municipalities to certify at change of occupancy that one- and two-family homes contain at least one properly installed carbon monoxide alarm. The enforcement mechanism provided by law is one with which real estate brokers and their agents are already familiar; the inspection by a unit of local government that is responsible for Certificate of Occupancy inspections, or, in the absence of such a local requirement, the application for a smoke detector certificate to the local agency responsible for Uniform Fire Code enforcement.

As you will see by the attached memorandum, local Fire Officials are being reminded to begin to incorporate into their inspection process the additional carbon monoxide alarm certification. The new application document will be for a Certificate of Smoke Detector and Carbon Monoxide Alarm Compliance. The fee for the application will be the same as for the previous Certificate of Smoke Detector Certification, unless a local ordinance establishes an additional fee.

Real estate broker and agents are urged to provide ample lead time when applying for a Certificate. Fire Officials need time to schedule proper inspections and may assess addi-tional

fees when the time between application and expected closing dates is unreasonably short. No Certificate will be issued, and no closing should take place, until it has been determined that each dwelling unit is equipped with at least one carbon monoxide alarm meeting UL 2034 standards, or, that there is no fuel-burning appliance in, or garage attached to, the dwelling unit.

If the Division of Fire Safety can be of any assistance in this or any other fire safety matter, please feel free to call our Fire Code Enforcement Bureau at (609) 633-6110

Yours truly,

State Fire Marshal Lawrence Petrillo
Director, Division of Fire Safety