



City of Estell Manor

148 Cumberland Avenue, Estell Manor, NJ 08319

Phone 609-476-2692 Fax 609-476-4588 www.stellmanor.org

Date :

Request for: () Certificate of Occupancy - Sale

() Certificate of Occupancy - Rental

Block: _____ Lot: _____

Property Address: _____

Telephone Number: _____

Owner: _____

Address: _____

Telephone Number: _____

Contact Person to set up Appointment: _____

Name: _____

Telephone Number : _____

Settlement Date: _____

Please mail Certificate to: _____

Danny Collins, Housing Inspector
148 Cumberland Avenue
Estell Manor, NJ 08319
(609) 476-2692

Inspection Fee: \$50.00 – Payable to the ‘City of Estell Manor

**(Please note that the NJ Fire Safety Certification needs to be obtained through the NJ RIMS system.
Please see instructions attached.)

Small City Charm in the Pines



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INFORMATION ABOUT STATE OF NJ REQUIREMENTS FOR SMOKE DETECTORS - CARBON MONOXIDE ALARMS - FIRE EXTINGUISHERS

An application for Smoke Detector and Carbon Monoxide Alarm and Fire Extinguisher Compliance must be obtained when transferring property title or renting to a new tenant for any premise.

This is in addition to the Housing Inspector's Certificates of Occupancy inspection or Rental Certificate of Habitability inspection.

The instructions on how to obtain a Smoke Detector and Carbon Monoxide Alarm and Fire Extinguisher Certificate is noted below.

The information below was obtained from the NJ Department of Community Affairs, Division of Fire Safety (NJ DCA DFS) web site www.nj.gov/DCA/divisions/DFS. This is being provided as a courtesy to residents, landlords and tenants.

DEPARTMENT OF COMMUNITY AFFAIRS, DIVISION OF FIRE SAFETY
P.O. BOX 809, TRENTON, NJ 08625-0809
(609) 633-6132 (609) 633-6330 (FAX) www.nj.gov/DCA/divisions/DFS

NOTE: NJ DCA DFS requires all rentals must have a SMOKE DETECTOR AND CARBON MONOXIDE ALARM AND FIRE EXTINGUISHER COMPLIANCE CERTIFICATE issued by the NJ DCA DFS every time there is a change in tenants or if the property is sold.

The application for the Smoke Detector and Carbon Monoxide Alarm and Fire Extinguisher Compliance Certificate is obtained on line at www.nj.gov/DCA/divisions/DFS



1. **Scroll** to the bottom of the page and click on the “**RIMS ONLINE**” blue hexagon.
2. This will take you to the page where you can apply for the Smoke Detector and Carbon Monoxide Alarm and Fire Extinguisher Compliance Certificate.
3. **Click** on the link “**Apply for CSDCMAC (Smoke Detector) Certification**” below is what the link looks like.

Bureau of Fire Code Enforcement



[Apply for CSDCMAC \(Smoke Detector\) Certification](#)

4. Follow the link instructions.

For additional information on Smoke Detector and Carbon Monoxide Alarm and Fire Extinguisher requirements see opposite side

Small City Charm in the Pines

Smoke Detector and Carbon Monoxide Alarm and Fire Extinguisher requirements as per NJ DCA DFS

An inspection shall be conducted by the owner or an authorized representative of the owner. The smoke detectors required above shall be located in accordance with NFIPA 74; the carbon monoxide alarm(s) installed per NFPA-720. The detectors are not required to be interconnected. Battery powered detectors and alarms are acceptable. Note: AC powered and/or interconnected alarms and smoke detectors installed in homes constructed after January, 1977 shall be maintained in working order. The fire extinguisher is installed per P.L. 2005, c.71 (N.J.S.A. 52:27D-198.1 et seq). See diagrams on the back of this application for further information regarding installation.

WHERE TO LOCATE DETECTORS:

Detectors are to be located on every level of a residence, (basement, first floor, second floor) excluding crawl spaces and unfinished attics, and in every separate sleeping area, between sleeping areas and living areas such as the kitchen, garage, basement or utility room. In homes with only one sleeping area on one floor, a detector is to be placed in the hallway outside each sleeping areas, in single floor homes with two separate sleeping areas, two detectors are required, outside each sleeping areas. In multi-level homes, detectors are to be located outside sleeping areas and at every finished level of the home. Basement level detectors are to be located in close proximity to the bottom of basement stairwells.

WHERE NOT TO LOCATE DETECTORS:

To avoid false alarms and/or improper operation, avoid installation of smoke detectors in the following areas:

Kitchens-smoke from cooking may cause nuisance alarm.

Bathrooms -excessive steam from a shower may cause a nuisance alarm.

Near forced air ducts-used for heating or air conditioning-air movement may prevent smoke from reaching detector.

Near furnaces of any type-air and dust movement and normal combustion products may cause a nuisance alarm.

The 4 inch "Dead Air" space where the ceiling meets the wall, as shown in Figure 5.

The peak of an "A" frame type of ceiling-"Dead Air" at the top may prevent smoke from reaching detector.

FURTHER INFORMATION ON DETECTOR PLACEMENT:

For further information about detector placement consult the National Protection Association's Standard No. 74-1984, titled "Household Fire Warning Equipment."

This publication may be obtained by writing to the Publication Sales Department, National Fire Protection Association, Batterymarch Park, Quincy, MA. 02269.

CARBON MONOXIDE ALARMS are to be located in every separate sleeping area per NFPA 720 and manufacturer's recommendations.

WHERE TO LOCATE FIRE EXTINGUISHER:

Within 10 feet of the kitchen and located in the exit or travel path; and is visible and in a readily accessible location. The top of the fire extinguisher is not more than 5 feet above the floor and is mounted using manufactures hanger or brackets. Minimum size of 2A:10B:C and weigh no more than 10 pounds, is accompanied with the owner's manual or with the proper written instructions. The extinguisher is listed, labeled, charged and operable. The extinguisher must have been serviced and tagged by a contractor certified by the New Jersey Division of Fire Safety within the past 12 months or seller must provide a recent proof of purchasing receipt.

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