



Beachwood Borough

DIVISION OF CODE ENFORCEMENT/HOUSING

1600 Pinewald Road, Beachwood, NJ 08722

Tel: 732-286-6000 - EXT 220

Mtriolo@beachwoodusa.com

TRANSFER OF TITLE

A Transfer of Title requires a **fire inspection only**. The inspection fee is **\$30.00**. If the initial inspection fails, a **re-inspection fee of \$30.00** will apply.

A Transfer of Title is intended for properties that are in need of repairs and/or renovations that would prevent the property from passing a full resale inspection at the time of transfer.

A notarized letter from the buyer must be submitted stating that there will be no occupancy of the property until a full resale inspection has been completed and all required approvals have been obtained.

Inspections are conducted on **Tuesdays and Wednesdays**. The Fire Inspector will be on site between **9:00 AM and 12:00 PM**.



Beachwood Borough
Bureau of Fire Prevention
1600 Pinewald Road
Beachwood, NJ 08722
Phone: 732-286-6000
(732) 674-8482

Fee: \$30.00
Date: _____
Status: _____

Application for One & Two Family Dwelling Certification of Smoke Detector/Carbon Monoxide Alarm and Portable Fire Extinguisher

Dwelling Location Block: _____ Lot: _____ Qualifier: _____
Address: _____
Address: _____ Telephone: _____
City: Beachwood Borough State: NJ Zip Code: 08722 - _____

Closing Date

Owner Information ☐ Same as Location

Name: _____
Address: _____
Address: _____
City: _____
Zip Code: _____ Phone: _____

Applicant Information ☐ Applicant is Owner

Name: _____
Address: _____
Address: _____
City: _____
Zip Code: _____ Phone: _____

I, _____, certify that I am the owner or an authorized representative of the owner of the dwelling as the above referenced location. I further certify that this dwelling has smoke detector(s) and carbon monoxide detector(s) and fire extinguisher installed and in working order as stated below:

- ☐ Smoke Detectors: On each level of the dwelling, including basements; excluding attic and crawl spaces.
- ☐ Smoke Detectors: Outside each separate sleeping area in the immediate vicinity of the bedroom.
- ☐ Smoke Detector type (battery, hard wire or battery backup) must be maintained at time of latest certificate of occupancy.
- ☐ All Smoke Detectors AND Carbon Monoxide Detectors have been tested and are in good working order.
- ☐ Carbon Monoxide Detectors: Outside each separate sleeping area in the immediate vicinity of the bedroom OR the building does not contain fuel fired appliance or attached garage.
- ☐ Portable fire extinguisher shall be listed, labeled, charged and operable minimum 2A:10BC rated (4, 5 or 6 lb. ABC dry chemical). Extinguisher mounted with approved manufacturer's bracket within 10 feet of kitchen with the top of extinguisher not more than five feet above the floor. Extinguisher shall be accompanied by an owner's manual or written information regarding operation, inspection, and maintenance of the extinguisher. Extinguisher must be visible and in a readily accessible spot, free from blocking by furniture, storage, equipment and any other items.

An inspection shall be conducted by the owner or an authorized representative of the owner. If certificate of occupancy is prior to 1977, the detectors shall be located in accordance with NFPA 74. The detectors are not required to be interconnected. Battery powered detectors are acceptable. Note: AC powered and/or interconnected smoke detectors installed in homes constructed after January, 1977 shall be maintained in working order. Carbon Monoxide detectors can be battery operated, plug in or hard wired.

Notes:

Smoke Detector/Carbon Monoxide alarms and portable fire extinguisher Certificates are Valid for 6 months from Issuance
Approved certificated will be issued day of inspection.
Inspection Failures require re-application along with an additional \$30.00 fee.

I do Hereby certify that the foregoing statements made by me are true. I am Aware that if any of the foregoing statements made by me are willfully false, I will be subject to penalty.

Applicant Signature:



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Certificate of Smoke Alarm, Carbon Monoxide Alarm, and Portable Fire Extinguisher Compliance (CSACMAPFEC)

If you are selling, leasing, or changing the occupancy of any one- or two-family home or attached single-family dwelling in Beachwood, you must obtain a **Certificate of Smoke Alarm, Carbon Monoxide Alarm, and Portable Fire Extinguisher Compliance (CSACMAPFEC)**. This certification is required by the **New Jersey Uniform Fire Code (N.J.A.C. 5:70-2.3)** and the **Fire Safety Act** to ensure the property complies with fire safety regulations.

The **CSACMAPFEC** is valid for **six (6) months** from the date of issuance. If the property transfer, lease, or occupancy change does not occur within this period, a **new certificate must be obtained**. A new certificate is required each time there is a transfer of title.

Failure to obtain a certificate

Failure to obtain a certificate **before closing** may result in a fine of up to **\$500**.

Inspection Fees

- **Initial Inspection: \$30.00**
- **Re-Inspection: \$30.00**

Scheduling an Inspection

Inspections must be scheduled in advance. Please allow sufficient time for processing. To schedule an inspection, contact the Bureau of Fire Prevention at (732) 286-6000 for application paperwork.

Smoke Alarm Requirements

All homes must have working **smoke alarms installed on every level and outside each bedroom or sleeping area**. The specific requirements depend on the home's construction date and any renovations made.

Effective January 1, 2019, New Jersey regulations require **10-year sealed battery-powered smoke alarms** to be installed per **ANSI/UL 217**. However, **if your home originally had A/C-powered (hardwired) smoke alarms, they must not be replaced with battery-powered ones**.



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Smoke Alarm Installation Requirements by Construction Date

- **Homes Built Before 1977:**
 - Battery-powered smoke alarms with a **10-year sealed battery** one on each level, including the basement
 - On levels with sleeping areas, alarms shall be installed **within 10 feet of all bedrooms/sleeping areas.**
- **Homes Built Between January 1, 1977, and February 21, 1983:**
 - A/C-powered electric smoke alarms on sleeping levels and in the basement
 - Battery-powered 10-year sealed alarms on all other levels
- **Homes Built Between February 22, 1983, and April 30, 1993:**
 - **Interconnected A/C-powered smoke alarms** with battery backup on every level, including the basement
- **Homes Built on or after May 1, 1993:**
 - **Interconnected A/C-powered smoke alarms** with battery backup on every level, including the basement and inside every bedroom and sleeping area.

Note: Fire alarm systems are not tested by the Borough. Homeowners must provide an approved inspection report from a contractor verifying that the system and its components are fully operational.

Additional Renovation Rules

If renovations or additions were made to a home, the smoke alarm requirements **from the time of renovation** apply. Homeowners should refer to their **building permits** or consult with the **Fire Prevention Bureau** to ensure compliance.

Carbon Monoxide Alarm Requirements

Effective April 7, 2003, New Jersey regulations require the installation of **carbon monoxide (CO) alarms** in all buildings that contain **fuel-burning appliances** or have an **attached garage**.

- CO alarms must be installed **within 10 feet of all bedrooms/sleeping areas.**
- CO alarms may be **battery-operated, hard-wired, or plug-in type**
- CO alarms must be **UL-2034 listed and labeled.**
- CO alarms must be installed per **NFPA-720** or, alternatively, the home may have a **supervised carbon monoxide detection system** installed in compliance with the **Uniform Construction Code.**



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Fire Extinguishers – No Longer Required

As of **February 3, 2025**, portable fire extinguishers are no longer required to obtain a CSACMAPFEC in Beachwood. Homeowners and property sellers **are no longer obligated** to install fire extinguishers as part of the compliance inspection process.

Secondary Power Source Identification Label

As of **February 3, 2025**, all one- and two-family and attached single-family dwellings **with a secondary power source** must have a **Secondary Power Source Identification Label** installed **within 18 inches** of the main electrical panel and electrical meter **when there is a change of occupancy**.

- This applies to homes:
 - Permanently installed **internal combustion generators**
 - **Solar panels**
 - **Battery storage systems**
 - Any other **supplemental electrical energy source**
- **Label Requirements:**
 - Clearly marked with: **“CAUTION: MULTIPLE SOURCES OF POWER.”** or **similar verbiage.**
 - **Not handwritten**
 - **Compliant with ANSI Z535.4 labeling standards**

Important Notice: This regulation was introduced as part of a recent update to the **Fire Safety Act**. Further guidance from the **New Jersey Division of Fire Safety** may be issued, and this document will be updated accordingly.



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Bureau of Fire Prevention

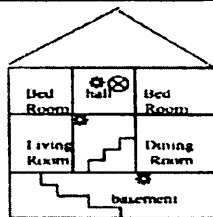
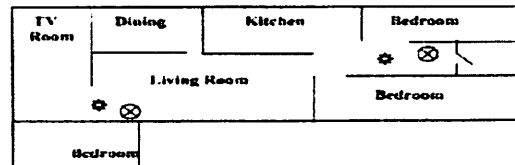
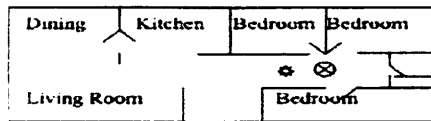
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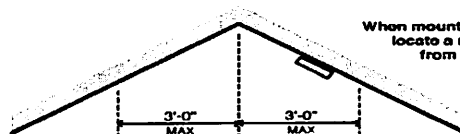
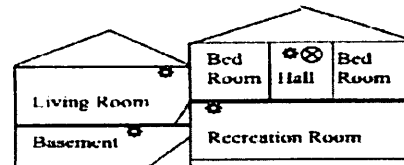
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Smoke and Carbon Monoxide Alarms Location Examples

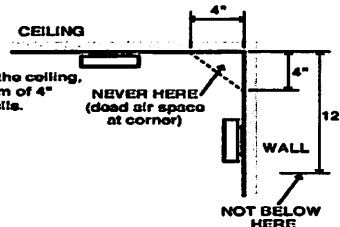


Smoke detector

CO Detector



Smoke alarms on a sloped, peaked, or cathedral ceiling should be placed within 3-feet (measured horizontally) of the highest point in the ceiling.



When mounting on the ceiling, locate a minimum of 4" from side walls.

NEVER HERE (door air space at corner)

NOT BELOW HERE

When mounting on a wall, use an inside wall, with the top edge of the alarm at minimum of 4" and a maximum of 12" from the ceiling.

Secondary Power Source Identification Label

