

Toms River Township Resale Requirements

SCHEDULING:

If you are selling your home in Toms River, it is required to schedule an appointment with the Toms River Township Fire Prevention Bureau for a resale inspection; appointments can be made online by filling out an application at www.trfireprevention.com. It is a violation of the Uniform Fire Code (N.J.A.C. – 5:70-2.3 & N.J.A.C. – 5:70-2.9) & a \$500 fine to close without a Certificate of Smoke & Carbon Monoxide Alarm Compliance.

- ✓ Certificates expire 6 months from the date of issuance & must be obtained every time there is a transfer of title (Non-transferrable); we recommend you schedule as soon as possible to avoid delays. -

What is Required?

SMOKE ALARMS:

QUESTIONS TO ASK YOURSELF? When was your home built?

- **Prior to 1978** – you should have a minimum of battery operated smoke alarms on each level of the home. If you were required to upgrade to electric smoke alarms – they must function.
- **NOTE:** If you have done any alteration or addition to your home, you should have upgraded your alarms.
- 1978 – 1983 – Battery alarms were installed in homes on each level.
- 1984 – 1990 – Requires interconnected electric (Hard-wired) smoke alarms with battery back-up on each level.
- 1991 – Present – Interconnected electric (Hard-wired) smoke alarms with battery back-up in each sleeping room, within 10 feet of each sleeping room door (Outside Room), & each level of the residence including basements.
- **NOTE: Working smoke alarms for all years are required to be on every level of the residence including basements.**

CARBON MONOXIDE ALARMS:

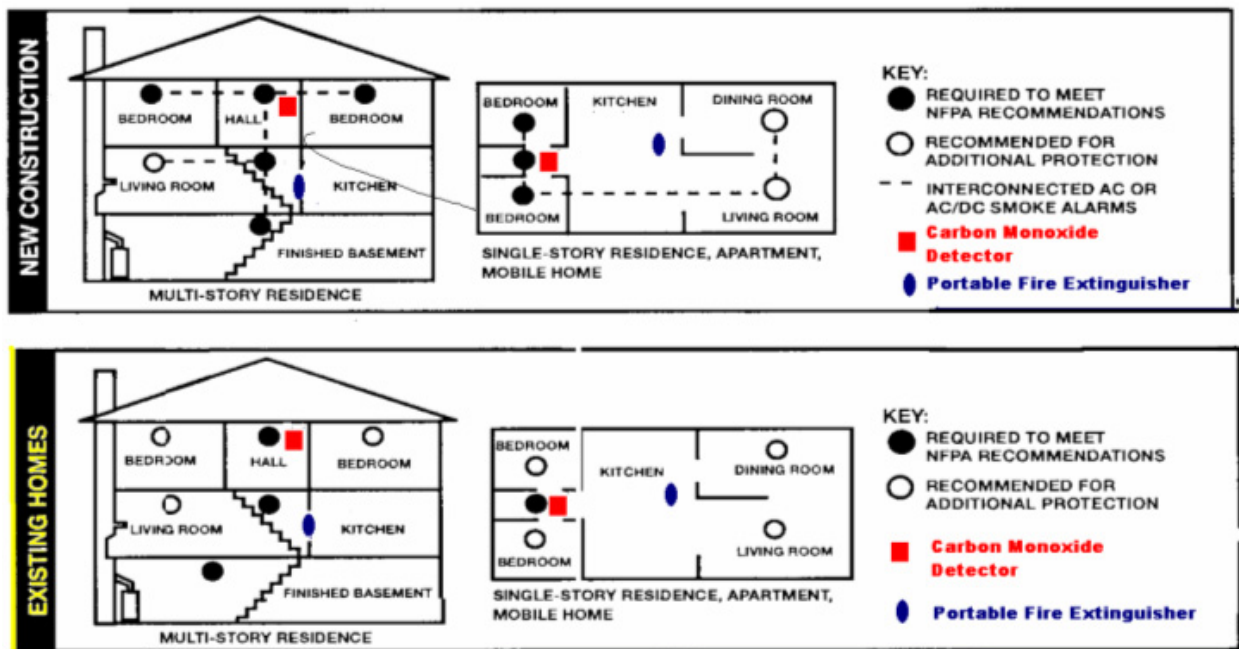
A Carbon Monoxide Alarm on each level of your sleeping rooms (within 10 feet of sleeping room doors). Plug in (electric) units can be only used if there is an outlet in the hallway within 10 feet of the sleeping rooms. Currently, battery-operated units are acceptable and can be placed on the wall or ceiling (in accordance with the manufacturer's Specifications).

FIRE EXTINGUISHER:

GUIDELINES according to the NJAC 5:70-4.19 At least one portable (labeled, charged, & operable) fire extinguisher of minimum 2A-10B:C type, no more than 10 pounds, mounted with manufacturer's bracket within 10 feet of kitchen area & no higher than 5', located in egress path, & unobstructed from view – Recently purchased receipt or inspection tag from within past 12 months required.

INSPECTION FEES:

- (Initial Inspection - \$75.00 (PAID UPON PASSING) - (1st Re-Inspection – FREE) - (2nd / Additional Re-Inspections - \$35.00)
- (No Show - \$75.00)
- (Duplicate copy of Certificate - \$30.00)
- **DUE TO HIGH SCHEDULING DEMAND, PLEASE SUBMIT APPLICATION AT LEAST 2 – 3 WEEKS IN ADVANCE.**



Please contact the Toms River Fire Bureau at 732-240-5153 regarding any questions; Checks made payable to **Toms River Fire Commissioners.**