

Chapter 137, FIRE PREVENTION

[HISTORY: Adopted by the Mayor and Council of the Borough of Laurel Springs as indicated in article histories. Amendments noted where applicable.]

GENERAL REFERENCES

Fire Department -- See Ch. 19.

Brush, grass and weeds -- See Ch. 83.

Uniform construction codes -- See Ch. 101.

Special fire hazard districts and fire zones -- See Ch. 133.

Littering -- See Ch. 162.

Nuisances -- See Ch. 178.

Property maintenance -- See Ch. 193.

ARTICLE I, Uniform Fire Code [Adopted 9-4-1985 by Ord. No. 386 (Ch. 45, Art. III, of the 1973 Code)]

§ 137-1. Local enforcement.

The Uniform Fire Code shall be locally enforced in the Borough of Laurel Springs. EN

§ 137-2. Local enforcing agency.

There is hereby created a Bureau of Fire Prevention within the Laurel Springs Fire Department, which shall be the local enforcing agency.

§ 137-3. Duties of local enforcing agency.

The local enforcing agency shall enforce the Uniform Fire Safety Act and the codes and regulations adopted under it in all buildings, structures and premises within the established boundaries of the Borough of Laurel Springs, other than owner-occupied one- and two-family dwellings, and shall faithfully comply with the requirements of the Uniform Fire Safety Act and the Uniform Fire Code.

§ 137-4. Life-hazard uses.

The local enforcing agency established by § 137-2 of this article shall carry out the periodic inspections of life-hazard uses required by the Uniform Fire Code on behalf of the Commissioner of the Department of Community Affairs.

§ 137-5. Supervision and control of local enforcing agency.

The local enforcing agency established by § 137-2 of this article shall be a part of the Bureau of Fire Prevention, Fire Fighting and Rescue Services of the Borough of Laurel Springs and shall be under the direct supervision and control of the elected official appointed by the Mayor of the Borough of Laurel Springs to supervise the activities of the Bureau of Fire Prevention, Fire Fighting and Rescue Services of the Borough of Laurel Springs.

§ 137-6. Fire Official.

A. The local enforcing agency established pursuant to § 137-2 of this article shall be under the supervision of a Fire Official, who shall be appointed by the governing body of the Borough of Laurel Springs. In making this appointment, the governing body shall make the appointment from among a list of three recommendations provided by the Fire Chief of the enforcing agency.

B. Term of office. The Fire Official shall serve for a term of one year. Any vacancy shall be filled for the unexpired term. The Fire Official shall be removed from office during the term of appointment only for good cause shown and only after having been offered a hearing upon any charges before the governing body.

§ 137-7. Appeals.

Pursuant to Sections 15 and 17 of the Uniform Fire Safety Act (N.J.S.A. 52:27D-206 and 52:27D-208, respectively), any person aggrieved by an order of the local enforcing agency shall have the right to appeal to the Construction Board of Appeals of Camden County.

§ 137-8. Additional required inspections and fees. [Amended 9-9-1991 by Ord. No. 472]

In addition to the registration and permit fees required pursuant to the Act (N.J.S.A. 52:27D-119 et seq.) and the regulations of the Department of Community Affairs, the following additional inspection fees for those uses not defined as life-hazard uses shall be required:

A. Type A: Assembly (church, school, etc.); inspected annually. [Amended 12-9-1994 by Ord. No. 542]

Number of Occupants	Fee
Less than 50	\$25

B. Type B: Business (one in which a service is rendered: doctor, lawyer, professional-type services, etc.). [Amended 12-9-1994 by Ord. No. 542]

Square Feet	Fee
0 to 500	\$25
500 to 2,500	\$30
2,500 to 5,000	\$40
5,000 to 7,500	\$50
7,500 to 10,000	\$75
10,000 and over	\$125

C. Type M: Mercantile (retail shop, sale of goods, etc.); inspected annually.

Square Feet	Fee
0 to 2,500	\$30
2,500 to 5,000	\$40
5,000 to 7,500	\$50
7,500 to 10,000	\$75
10,000 to 12,000	\$125

D. Type S: Storage; inspected annually.

Square Feet	Fee
0 to 2,500	\$30
2,500 to 5,000	\$40
5,000 to 7,500	\$50
7,500 to 10,000	\$75
10,000 to 50,000	\$125
50,000 to 100,000	\$175
100,000 and over	\$225

E. Type F: Factory; inspected annually.

Square Feet	Fee
0 to 2,500	\$30
2,500 to 5,000	\$40
5,000 to 7,500	\$50
7,500 to 10,000	\$75
10,000 to 50,000	\$125
50,000 to 100,00	\$175
100,00 and over	\$225

F. Type R-1: Hotels and motels: one to three stories, 100 rooms or fewer and not defined as a life-hazard use; inspected annually. [Amended 12-9-1994 by Ord. No. 542]

Number of Units	Fee
0 to 3	\$30
4 to 8	\$50
9 to 20	\$75
21 to 35	\$100
36 to 50	\$150
51 to 80	\$200
81 to 100	\$250
Over 100 units	300

G. Site plans. For the review of any site plans or subdivisions for the purpose of fire prevention as to the location of fire hydrants, fire drafting stations, water mains and fire lanes/zones, there shall be a fee of \$10.

H. The application fees for the permits listed in N.J.A.C. 5:70-2.7(b) shall be as provided by state regulation and are currently as follows: [Amended 4-8-2002 by Ord. No. 616-2002]

Type	Fee
1	\$35
2	\$138
3	\$276
4	\$414

I. The cost for the issuance of a certificate of Fire Code status shall be \$35. [Added 4-8-2002 by Ord. No. 616-2002]

J. To inspect each level of one- and two-family homes to ensure that smoke detectors are installed and operational, there shall be a fee of \$30. [Amended 12-9-1994 by Ord. No. 542]

ARTICLE II, Smoke Detectors, Carbon Monoxide Detectors and Fire Extinguishers [Adopted 8-7-1992 by Ord. No. 485; amended in its entirety 3-4-2002 by Ord. No. 615-2002 (Ch. 45, Art. IV, of the 1973 Code)]

§ 137-9. Properties affected. [Amended 3-3-2003 by Ord. No. 628-2003]

All commercial, business and/or industrial properties that have dwelling units attached, all one- and two-family homes and all apartments shall have smoke detectors and carbon monoxide detectors (CO<sub>2</sub> detectors) installed therein.

§ 137-10. Approved smoke and carbon monoxide detectors.

A. A smoke detector required pursuant to this article shall be approved by Underwriters' Laboratories, Inc., or other comparable testing firm. Smoke detectors installed may be of the ionization type or photoelectric type and must have AC or DC power. All commercial, business and/or industrial properties that have dwelling units attached must have AC/DC power. All one- and two-family homes and apartments may use either AC or DC power. A smoke detector required pursuant to this article shall be installed according to the directions and specifications of the manufacturer.

B. Carbon monoxide detectors, as required herein, may be either hard-wired, battery or plug-in models. [Amended 3-3-2003 by Ord. No. 628-2003]

§ 137-11. Certificate of smoke detector and carbon monoxide compliance. [Added 4-4-2005 by Ord. No. 644-2005]

A. No owner shall sell, lease or otherwise permit occupancy for residential purposes of any structure used or intended for use as a single-family or two-family structure without obtaining a certificate of smoke detector and carbon monoxide compliance (CSDCMAC). The certificate shall certify that the structure has working smoke-sensitive alarm device on each level and outside each separate sleeping area in the immediate vicinity of the bedrooms and located on or near the ceiling in accordance with National Fire Protection Association Standard No. 74-2002 and the supplements thereto. The certificate shall also certify that the structure has working carbon monoxide detectors outside each separate sleeping area in the immediate vicinity of the bedrooms and shall faithfully comply with the requirements of the Uniform Fire Safety Act and the Uniform Fire Code. The certificate shall be obtained from the Fire Official of the Borough of Laurel Springs. [Added 4-4-2005 by Ord. No. 644-2005]

B. The application fee for a certificate of smoke detector and carbon monoxide alarm compliance (CSDCMAC) as required by N.J.A.C. 5:70-2.3, shall be based upon the amount of time remaining before the change of occupancy is expected, as follows: [Added 4-4-2005 by Ord. No. 644-2005]

(1) Request for Fire Code status received more than 10 business days prior to the change of occupants: \$35.

(2) Request for fire code status received four to 10 business days prior to the change of occupants: \$70.

(3) Request for fire code status received fewer than four business days prior to the change of occupants: \$125.

C. Any commercial, business and/or industrial properties that have dwelling units attached shall have working smoke detectors installed. [Added 4-4-2005 by Ord. No. 644-2005]

D. Any commercial, business and/or industrial property that sells, keeps, raises or breeds any animals shall have working smoke detectors installed. Said smoke detector system shall have an audible exterior alarm and/or monitored system.

§ 137-12. Fire extinguishers. [Added 8-8-2005 by Ord. No. 655-2005]

No owner shall sell, lease or otherwise permit occupancy for residential purposes of any structure used or intended for use as a single-family or two-family structure unless the structure is equipped with a portable fire extinguisher as required pursuant to N.J.S.A. 52:27D-198.1. This section shall be enforced by the municipal officer or agency responsible for the issuance of a certificate of occupancy, pursuant to the provisions of N.J.S.A. 52:27D-198.2.

ARTICLE III, Enforcement [Adopted 9-14-1992 by Ord. No. 494 (Ch. 45, Art. V, of the 1973 Code)]

§ 137-13. Violations and penalties. EN

Except as provided in N.J.A.C. 5:70-1.12, any person, firm or corporation who shall violate any of the provisions of this chapter shall, upon conviction thereof, be subject to the penalties provided in Chapter 1, § 1-15, in the discretion of the Judge before whom such defendant shall be convicted. A separate offense may be deemed committed on each day during or on which a violation occurs or continues.