

ORDINANCE # 2023- 4

AN ORDINANCE AMENDING TITLE 15, BUILDINGS AND CONSTRUCTION  
ORDINANCE, OF THE CODE OF THE TOWNSHIP OF BASS RIVER, COUNTY OF  
BURLINGTON AND STATE OF NEW JERSEY

**BE IT ORDAINED** by the Board of Commissioners of the Township of Bass River, County of Burlington and State of New Jersey, that Title 15 Buildings and Construction is hereby amended to add **CHAPTER 15.114 SMOKE, FIRE AND CARBON MONOXIDE DETECTORS** as follows:

**CHAPTER 15.14 SMOKE, FIRE AND CARBON MONOXIDE DETECTORS**

**15.14.010 - Required.**

It shall be unlawful for any property owner in the Township of Bass River to sell, rent, lease and/or transfer title to any real property containing a residential building, unit or structure thereon without said structure or building containing the requisite number of smoke, fire and carbon monoxide detectors as required under applicable State Building and Fire Codes. All such detectors shall be installed in accordance with N.J.A.C. 5:70-4.19. The owner shall obtain a certificate of smoke alarm, carbon monoxide alarm, and portable fire extinguisher compliance CSACMAPFEC, evidencing compliance with 5:70-4.19, from the appropriate enforcing agency.

**15.14.020 - Inspection and Certification Fees.**

The Township of Bass River shall charge the following application fees for CSACMAPFEC as required by N.J.A.C. 5:70-2.3 as follows:

- (A) Requests for a CSACMAPFEC received more than 10 business days prior to the change of occupant \$50.00;
- (B) Requests for a CSACMAPFEC received four to 10 business days prior to change of occupant \$85.00;
- (C) Requests for a CSACMAPFEC received fewer than four business days or less prior to change of occupant \$125.00;
- (D) A fee of \$35.00 shall be assessed for the second required reinspection or greater. There shall be no additional charge for the first reinspection.

**15.14.030 - Fire Extinguishers required in all residential occupancies.**

All residential structures within the Township of Bass River shall have portable fire extinguishers pursuant to N.J.S.A. 52:27D-198.1 and N.J.A.C. 5:70-2.3. Each structure, other than a season rental unit, shall be equipped with at least one portable fire extinguisher in conformance with the rules and regulations promulgated by the Commissioner of Community Affairs pursuant to N.J.S.A. 52:14B-1, et, seq. For purposes of this section, "portable fire extinguisher" means an operable portable device, carried and operated by hand, containing an extinguishing agent that can be expelled under pressure for the purpose of suppressing or extinguishing fire, and which is 1) rated for residential use, consisting of an ABC type; 2) no larger than a ten-pound rated extinguisher; and 3) mounted within 10 feet of the kitchen area, unless otherwise permitted by the enforcing agency. "Seasonal rental unit" means a dwelling unit rented for a term of not more than 125 consecutive days for residential purposes by a person having a permanent residence elsewhere, but shall not include use or rental of living quarters by migrant, temporary or seasonal workers in connection with any work or place where work is performed.

#### **15.14.040 - Enforcement**

The construction code official is empowered to administer and enforce the requirements of this section.

#### **15.14.050 -Violations and penalties.**

Any person, partnership or corporation violating any provision of this title shall, upon conviction, be punishable as provided in Title 1, General Provisions, Chapter 1.08. Each day such violation shall be deemed and taken to be a separate and distinct offense.

**BE IT FURTHER ORDAINED** that all other provisions of the Township Code currently in effect, are hereby saved from repeal, and shall remain in full force and effect.

**BE IT FURTHER ORDAINED** that if any provision of section, subsection, paragraph, subdivision or clause of this ordinance shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision or clause of this ordinance.

**BE IT FURTHER ORDAINED** that this ordinance shall take effect upon proper passage and publication according to law.

ALL OF WHICH IS ADOPTED this 6th day of February, 2023, by the Bass River Township Board of Commissioners.

\_\_\_\_\_  
JENNY GLEGHORN, RMC/CMR

\_\_\_\_\_  
DEBORAH BUZBY-COPE, Mayor