



Township Council  
1 Municipal Plaza  
Bloomfield, NJ 07003

Louise M. Palagano  
Municipal Clerk

<http://www.bloomfieldtwpnj.com>

Meeting: 03/28/22 07:00 PM

**2022 ORDINANCE AMENDMENT**

**AN ORDINANCE TO AMEND CHAPTER 239, "FIRE PREVENTION AND PROTECTION", ARTICLE III LOCAL ENFORCEMENT OF STATE UNIFORM CODE § 239-30 "Inspections" and § 239-37. Residential smoke alarms; carbon monoxide detectors. within the Township Code**

**BE IT ORDAINED**, by the Mayor and Council of the Township of Bloomfield, County of Essex, State of New Jersey, as follows:

**Section 1.** Chapter 239, "Fire Prevention and Protection", ARTICLE III Local Enforcement of State Uniform Code § 239-30. "Inspections" of the Code of the Township of Bloomfield, County of Essex, State of New Jersey, is hereby amended sections § 239-30. Inspections and § 239-37. Residential smoke alarms; carbon monoxide detectors. to read as follows:

**§ 239-30. Inspections.**

A. The local enforcing agency, the Bloomfield Fire Department, Fire Prevention Bureau, established by § 239-26 of this article, shall carry out periodic inspections in all buildings and spaces other than one- and two-family residential dwelling units. The Fire Prevention Bureau shall also complete inspection upon the sale or transfer of any property, including one-and two-family residential dwelling units, within the Township. These inspections will create a safer environment for the public. Upon completion of these inspections, a fire safety certificate of compliance will be issued to the owner or resident to show compliance. This section will not affect any buildings presently classified as life-hazard uses.

B. No certificate of compliance will be issued without a fire safety inspection being completed by a licensed Fire Inspector. This will show that the building is following the regulations for the State of New Jersey Uniform Fire Code, N.J.A.C. 5:70 and 5:71. An application must first be obtained from the Office of Fire Prevention.

(1) The application will state the name and address of the owner and a list of the tenants occupying the apartments in the dwelling unit, if applicable. Upon approval of the application by the Township of Bloomfield Fire Official, an inspection shall be made, and a certificate issued.

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**§ 239-37. Residential smoke alarms; carbon monoxide detectors.**

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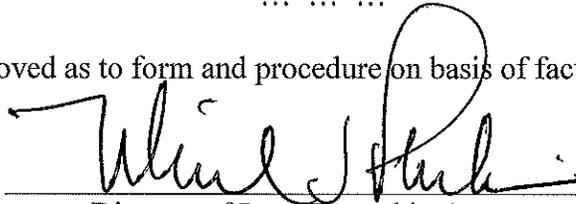
- A. Devices required.
- (1) All devices required under the Uniform Fire Code, N.J.A.C. §5:70-1, et. seq. shall be required.
- B. Change of occupancy.
- (1) In any case where a change of occupancy of any building subject to the requirements of Subsection A of this section is subject to the issuance of a certificate of compliance or other documentary certification relating to safety, no such certificate shall be issued until the Fire Prevention Bureau has determined that the building is equipped with an alarm device or devices and tested to ensure that the device or devices are functioning correctly as required by Subsection A of this section.
- (2) In the case of a change of occupancy of any building subject to the requirements of Subsection A of this section to which the provisions of Subsection B(1) of this section do not apply, no owner shall sell, lease or otherwise permit occupancy for residential purposes of that building without first obtaining from the local enforcing agency, the Bloomfield Fire Department, Bureau of Fire Prevention, a certificate evidencing compliance with requirements of this section.
- C. No such certificate shall be issued until a Fire Inspector from the Fire Department, Bureau of Fire Prevention, responsible for issuance has determined that the building is equipped with an alarm device or devices which are functioning correctly, as required by Subsection A of this section. To obtain a fire safety certificate evidencing compliance with this section, an application must first be obtained from the office of the Fire Prevention Bureau.
- D. An owner who sells, leases, rents or otherwise permits to be occupied for residential purposes any premises subject to the provisions of and requirements of Subsection A hereof or without complying with the inspection and certification requirements of Subsection C hereof is guilty of a violation of the Act to which this section is a supplement (P. L. 1983, c. 383, N.J.S.A. § 52:27D-192 et seq.) and shall be subject to any and all applicable penalties in that Act, which may be collected and enforced by the Township's Fire Prevention Bureau. All such rules and regulations as may be necessary or expedient for the proper and timely effectuation of this section shall be in effect.
- E. It shall henceforth be required that a notice be posted in the vestibule and business office(s) of all units to which this article applies, setting forth that, under this article, a new certificate of compliance is required on all changes in occupancy.
- F. The fees for the certificate of compliance by the Fire Prevention Bureau shall be as follows:

**Type Fee**

|  |                                    |
|--|------------------------------------|
| Single-family residential dwelling                       | \$125.00                           |
| Two-family residential dwelling                          | \$185.00                           |
| Three-family residential dwelling                        | \$280.00                           |
| Each additional dwelling unit (total)                    | \$95.00 (not to exceed \$1,000.00) |
| <i>Commercial and manufacturing buildings:</i>           |                                    |
| Buildings up to 5,000 square feet                        | \$315.00                           |
| Buildings from 5,001 to 20,000 square feet               | \$625.00                           |
| Buildings from 20,001 to 50,000 square feet              | \$935.00                           |
| Buildings over to 50,001 square feet                     | \$1,250.00                         |
| Any reinspection of a residential or commercial building | \$25.00                            |

\* \* \* \* \*

Approved as to form and procedure on basis of facts set forth.

  
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 Director of Law-Township Attorney

I hereby certify that the above ordinance was duly adopted by the Mayor and Council of the Township of Bloomfield at a meeting of said Township Council held on March 28, 2022.

  
 \_\_\_\_\_  
 Municipal Clerk of the Township of Bloomfield

  
 \_\_\_\_\_  
 Mayor of the Township of Bloomfield

| ✓ Vote Record - Ordinance                   |                    |                                     |                          |                          |                                     |  |
|---|--------------------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--|
|   |                    | Yes/Aye                             | No/Nay                   | Abstain                  | Absent                              |  |
| <input type="checkbox"/> Adopt              |                    |                                     |                          |                          |                                     |  |
| <input type="checkbox"/> Deny               |                    |                                     |                          |                          |                                     |  |
| <input type="checkbox"/> Withdrawn          |                    |                                     |                          |                          |                                     |  |
| <input type="checkbox"/> Table              | Jenny Mundell      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
| <input type="checkbox"/> Not Discussed      | Nicholas Joanow    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
| <input type="checkbox"/> First Reading      | Sarah Cruz         | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
| <input type="checkbox"/> Table with no Vote | Wartyna Davis      | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |
| <input type="checkbox"/> Approve            | Ted Gamble         | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
| <input type="checkbox"/> Veto by Mayor      | Richard Rockwell   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
| <input type="checkbox"/> Discussion         | Michael J. Venezia | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
| <input type="checkbox"/> Defeated           |                    |                                     |                          |                          |                                     |  |
| <input type="checkbox"/> Discussion No Vote |                    |                                     |                          |                          |                                     |  |

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| <input type="checkbox"/> Discussion         |                    |                                     |                          |                          |                          |  |
| <input type="checkbox"/> Defeated           |                    |                                     |                          |                          |                          |  |
| <input type="checkbox"/> Discussion No Vote |                    |                                     |                          |                          |                          |  |