



# TOWNSHIP OF TABERNAACLE

BURLINGTON COUNTY, NEW JERSEY

163 Carranza Road  
Tabernacle, New Jersey 08088

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“Gateway to The Pines”

## CONSTRUCTION OFFICE

March 17, 2020

Due to concerns about coronavirus COVID-19, and to help ensure the health and safety of the public and safety of its staff, Tabernacle Township has closed all offices to the public effectively immediately. The following precautions have been instituted as they relate to the Construction Office.

A drop box is available at Town Hall and at the annex for permit payments and to drop off applications. When payment is received, your permit will be processed and mailed to you.

Following the recommendations for social distancing and to help stop the spread of this virus, the following procedures have been instituted:

- Inspections for new construction and construction which are totally outdoors will continue as normal.
- Inspections for residential mechanical, plumbing, and electrical work will be deferred to a later date.
- Emergency work may proceed upon notification to the Construction Official and filing of proper paperwork.

Resale/rental inspections shall be as follows:

- **Vacant homes:** Inspections shall be scheduled as usual.
- **Occupied homes:** The responsible person in charge of the sale/rental shall sign an affidavit stating the following information:

The dwelling located at: \_\_\_\_\_, **Block** \_\_\_\_, **Lot** \_\_\_\_, **Tabernacle Township, New Jersey 08088** meets the minimum requirements of NJAC 5:70-4.19. I have read and understand the requirements of N.J.A.C. 5:70-4.19. I understand that if I have falsely signed this affidavit, I am subject to punishment pursuant to the Uniform Fire Code and the Township of Tabernacle.

Date: \_\_\_\_\_

Name: \_\_\_\_\_

Upon receipt of the affidavit, a Certificate of Compliance will be mailed to the responsible party. Following is the text of N.J.A.C. 5:7—4.19.

**§ 5:70-4.19 Smoke Alarms for One- and Two-family Dwellings;  
Carbon Monoxide Alarms; and Portable Fire Extinguishers**

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- (a) In one- and two-family or attached single family dwellings subject to the requirements of N.J.A.C. 5:70-2.3, smoke alarms shall be installed as follows:
1. On each level of the premises; and
  2. Outside of each separate sleeping area.
- (b) The smoke alarms required in (a) above shall be located and maintained in accordance with NFPA 72.
1. The alarms shall not be required to be interconnected.
- (c) Ten-year sealed battery-powered single station smoke alarms shall be installed and shall be listed in accordance with ANSI/UL 217, incorporated herein by reference. However, A/C-powered single or multiple-station smoke alarms installed as part of the original construction or rehabilitation project shall not be replaced with battery-powered smoke alarms. The effective date of this subsection shall be January 1, 2019.
1. A/C-powered smoke alarms shall be accepted as meeting the requirements of this section.
- (d) Carbon monoxide alarms shall be installed in all dwelling units in buildings in one- and two-family or attached single family dwellings, except for units in buildings that do not contain a fuel-burning device or have an attached garage, as follows:
1. Single station carbon monoxide alarms shall be installed and maintained in the immediate vicinity of the sleeping area(s).
  2. Carbon monoxide alarms may be battery-operated, hard-wired or of the plug-in type and shall be listed and labeled in accordance with UL-2034 and shall be installed in accordance with the requirements of this section and NFPA-720.
- (e) A portable fire extinguisher shall be installed in accordance with the following:
1. The extinguisher shall be within 10 feet of the kitchen and located in the path of egress;
  2. The extinguisher shall be readily accessible and not obstructed from view;
  3. The extinguisher shall be mounted using the manufacturer's hanging bracket so the operating instructions are clearly visible;
  4. The extinguisher shall be an approved listed and labeled type with a minimum rating of 2A-10B:C and no more than 10 pounds;
  5. The owner's manual or written operation instructions shall be provided during the inspection and left for the new occupant;
  6. The extinguisher shall be serviced and tagged by a certified Division of Fire Safety contractor within the past 12 months or the seller must have a receipt for a recently purchased extinguisher; and
  7. The top of the extinguisher shall not be more than five feet above the floor.
  8. Exception: Portable fire extinguishers shall not be required for seasonal summer units. For purposes of applying this exception, "seasonal summer unit" shall mean 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 being performed.

Should you have any questions or concerns, please call the Construction Office at (609) 268-1665.