

**ORDINANCE #01:02-26**

**AN ORDINANCE OF THE BOROUGH OF BELLMAWR, COUNTY OF CAMDEN, STATE OF NEW JERSEY, AMENDING CHAPTER 210 (FIRE PREVENTION) BY ADDING SECTION 210-12(H) ESTABLISHING REQUIREMENTS FOR CERTIFICATES OF SMOKE ALARM, CARBON MONOXIDE ALARM AND PORTABLE FIRE EXTINGUISHER COMPLIANCE; AND AMENDING CHAPTER 341 (PROPERTY MAINTENANCE) BY REMOVING SECTION 341-13(D) RELATING TO SMOKE DETECTOR REQUIREMENTS**

**WHEREAS**, the Borough of Bellmawr is a duly organized municipal corporation of the State of New Jersey; and

**WHEREAS**, N.J.A.C. 5:70-2.3(a) requires that before any one (1) or two (2) family or attached single family structure is sold, leased or otherwise made subject to change of occupancy for residential purposes, the owner shall obtain a certificate of smoke alarm, carbon monoxide alarm and portable fire extinguisher compliance from the appropriate enforcing authority; and

**WHEREAS**, the Borough Council has determined it is in the best interest of the public health, safety and welfare of the residents of the Borough of Bellmawr to codify the requirements and associated fee schedule for such certificates within the Borough Code; and

**WHEREAS**, the existing provisions of Chapter 341-13(D) relating to smoke detectors are superseded by the requirements of the New Jersey Uniform Fire Code and are therefore no longer necessary; and

**WHEREAS**, the Borough Council desires to amend the Borough Code accordingly;

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Borough of Bellmawr, County of Camden, State of New Jersey, as follows:

**SECTION 1. AMENDMENT TO CHAPTER 210 – FIRE PREVENTION**

Chapter 210-12 of the Code of the Borough of Bellmawr is hereby amended by adding the following new Subsection (H):

**§ 210-12(H) Certificate of Smoke Alarm, Carbon Monoxide Alarm and Portable Fire Extinguisher Compliance.**

**(1) Requirement.** In accordance with N.J.A.C. 5:70-2.3(a), before any one (1) or two (2) family or attached single family structure is sold, leased or otherwise made subject to change of occupancy for residential purposes, the owner shall obtain a Certificate of Smoke Alarm, Carbon Monoxide Alarm and Portable Fire Extinguisher Compliance, evidencing compliance with N.J.A.C. 5:70-4.19, from the appropriate enforcing authority.

**(2) Fee Schedule.** The following fees shall apply to the Certificate of Smoke Alarm and Carbon Monoxide Alarm Compliance required under N.J.A.C. 5:70-2.3(a):

- (a) Standard Inspection (10 or more days' notice): \$70.00
- (b) Expedited Inspection (4 to 9 days' notice): \$100.00
- (c) Rush Inspection (3 days or less notice): \$140.00
- (d) Re-Inspection: \$50.00
- (e) Failure to Appear: \$50.00 (plus applicable re-inspection fee)

**(3) Re-Inspection.** A re-inspection fee shall be required after the initial inspection visit where compliance has not been achieved. The re-inspection must be scheduled and the applicable fee paid within ten (10) days of the initial inspection. Failure to schedule and pay within such ten (10) day period shall require the submission of a new application and fee.

**(4) Failure to Appear.** In the event the owner or owner's representative fails to appear for a scheduled inspection, a failure-to-appear fee of \$50.00 shall be assessed in addition to the applicable re-inspection fee.

**SECTION 2. AMENDMENT TO CHAPTER 341 – PROPERTY MAINTENANCE**

Chapter 341-13(D) of the Code of the Borough of Bellmawr is hereby deleted and removed in its entirety. The text of the deleted subsection, which is hereby repealed, read as follows:

(D) [DELETED] In addition to the requirements for a certificate of occupancy hereinabove set forth in Subsection C, each dwelling unit shall have installed and operable one smoke detector located within 10 feet of each sleeping area. All smoke detectors shall be of the approved type and tested by Underwriters' Laboratories, Inc., or other recognized testing agency and be of the ionized or photoelectric type unit. All smoke detectors shall be audible at 10 feet at a minimum sound intensity of 85 decibels. This subsection shall apply to all one- and two-family dwellings that do not meet the minimum life safety requirements of the Uniform Construction Code of the State of New Jersey.

**SECTION 3. REPEALER**

All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

**SECTION 4. SEVERABILITY**

If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

**SECTION 5. EFFECTIVE DATE**

This Ordinance shall take effect upon final passage and publication as provided by law.

Introduction Date: January 22, 2026  
Adoption Date: February 26, 2026

  
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**CHARLES J. SAUTER, III**  
**MAYOR**

**ATTEST:**

  
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**FRANCINE M. WRIGHT, RMC**  
**BOROUGH CLERK**

**CERTIFICATION**

I, Francine M. Wright, Clerk of the Borough of Bellmawr, hereby certify the foregoing to be a true and correct copy of an ordinance adopted by the Mayor and Borough Council at their meeting of February 26, 2026, in the Municipal Building, 21 East Browning Road, Bellmawr, New Jersey.

  
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**FRANCINE M. WRIGHT, RMC**  
**BOROUGH CLERK**