

**BOROUGH OF CALIFON  
COUNTY OF HUNTERDON  
STATE OF NEW JERSEY  
ORDINANCE NO. 2023-03**

**AN ORDINANCE AMENDING THE REVISED BOROUGH CODE OF THE  
BOROUGH OF CALIFON BY REPLACING CHAPTER 8.24 WITH A NEW  
CHAPTER 8.24 ENTITLED "BUREAU OF FIRE PREVENTION"**

BE IT ORDAINED by the Borough Council of the Borough of Califon that the Borough Code adopted August 24, 2000 and heretofore amended be further amended as follows:

**SECTION ONE:**

Title 8 of the Borough Code is hereby amended by replacing 8.24, entitled "BUREAU OF FIRE PREVENTION" in its entirety with the following:

**Chapter 8.24 BUREAU OF FIRE PREVENTION**

**8.24-010 Local enforcement.**

Pursuant to Section 11 of the Uniform Fire Safety Act, N.J.S.A. 52:27D-192 *et seq.*, the New Jersey Uniform Fire Code, N.J.A.C. 5:70-1.1 *et seq.*, shall be locally enforced in the Borough of Califon.

**8.24-020 Enforcing agency.**

The local enforcing agency for fire code services, including local amendments, fee schedules and non-life-hazard-use inspection schedules, shall be the Washington Township (Morris County) Office of Fire Prevention with which the Borough of Califon has a shared services agreement pursuant to the Uniform Shared Services and Consolidation Act, N.J.S.A. 40A:65-1 *et seq.*

**8.24-030 Duties of the enforcing agency.**

The local enforcement 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 Califon, 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.

**8.24-040 Non-life-hazard uses.**

A. In addition to the registrations required by the Uniform Fire Code, the following non-life-hazard uses shall register with the Bureau of Fire Prevention. These uses shall be inspected once per year and shall pay an annual fee as set forth below:

<b>Use</b>	<b>Annual Fee</b>
<b>Assembly Use Group</b>	
A-1 Eating establishment under 50	\$50.00
A-2 Take-out food service (no seating)	\$50.00
A-3 House of worship not exclusively used for religious purposes	\$50.00
A-4 Recreation centers, multipurpose, etc. (fewer than 50)	\$75.00
A-5 Court rooms, library, fraternal organizations, condominium centers (fewer than 50)	\$75.00
A-6 Senior centers (fewer than 50)	\$75.00
<b>Business Use Group</b>	
B-1 Professional use one- and two-story (up to 1,000 square feet)	\$42.00
B-2 One- and two-story (1,001 to 2,500 square feet)	\$50.00
B-4 Three-to-five story (less than 5,000 square feet)	100.00
(5,001 to 10,000 square feet)	150.00
B-5 Three-to-five story (10,001 square feet or more)	\$190.00
<b>Retail/Mercantile Use Group</b>	
M-1 One- and two-story (less than 5,000 square feet)	\$125.00

M-2 One- and two-story (more than 5,000 square feet  
and less than 12,000 square feet) \$150.00

M-4 Three- to five-story (less than 5,000 square feet) \$200.00

M-5 Three- to five-story (more than 5,000 square feet  
and less than 12,000 square feet) \$225.00

**Manufacturing/Factory Group**

F-1 One- and two-story (less than 5,000 square feet) \$100.00

F-2 One- and two-story (more than 5,000 square feet  
and less than 12,000 square feet) \$125.00

F-4 Three- to five-story (less than 5,000 square feet) \$175.00

F-5 Three- to five-story (more than 5,000 square feet  
and less than 12,000 square feet) \$200.00

**Storage Use Group**

S-1 One- and two-story (less than 5,000 square feet) \$75.00

S-2 One- and two-story (more than 5,000 square feet  
and less than 12,000 square feet) \$125.00

S-4 Three- to five-story (less than 5,000 square feet) \$175.00

S-5 Three- to five-story (more than 5,000 square feet  
and less than 12,000 square feet) \$200.00

**Residential Use Group**

R-1 As defined in Uniform Fire Code \$75.00

R-2 As defined in Uniform Fire Code See section 8.24-4 E

R-3 As defined in Uniform Fire Code See section 8.24-4 E

R-4 As defined in Uniform Fire Code See section 8.24-4 E

**Utilities Use Group**

U-1 Under 2,500 square feet \$100.00

U-2 2,500 and over square feet \$125.00

**Common Areas Use Group**

E-1 One- and two-story (less than 5,000 square feet)	\$75.00
E-2 One- and two-story (more than 5,000 square feet and less than 12,000 square feet)	\$100.00
E-3 One- and two-story (more than 12,000 square feet)	\$125.00
E-4 Three- to five-story (less than 5,000 square feet)	\$125.00
E-5 Three- to five-story (more than 5,000 square feet and less than 12,000 square feet)	\$150.00
E-6 Three- to five-story (more than 12,000 square feet)	\$200.00

**Agricultural Use Group**

Initial Registration	\$75.00
Subsequent Annual Registration	\$50.00

B. Uses not classified above that are subject to the Uniform Fire Code shall be classified as business uses.

C. Uses required to register with the state as life-hazard uses shall not be required to register under this chapter.

D. Municipal-owned buildings, buildings owned and occupied by municipal fire companies and/or rescue squads, buildings owned and occupied by nonprofit religious organizations that are used solely for religious purposes and buildings owned and occupied by nonprofit organizations used solely for nonprofit purposes shall be exempt from registration fees.

E. All residential uses except R-1 Uses shall be inspected in the common areas only and the fees established for the Common Areas Use Group shall apply.

F. Failure to pay registration fee shall result in a penalty of double the outstanding registration fee, in addition to the initial registration fee.

**8.24-050 Certificate of smoke detector and carbon monoxide alarm and Portable Fire Extinguisher compliance (CSDCMACPF).**

A. Before any existing single family, two family or multifamily dwelling, on or after the effective date of this ordinance, is sold, leased or otherwise made subject to a change of occupancy for residential purposes, the owner shall obtain a certificate of smoke detector and carbon monoxide alarm compliance. No dwelling unit shall change occupancy until one or more smoke detectors (or other approved fire alarm system) are installed for each dwelling unit subject to changing of occupancy in accordance with all the requirements of the New Jersey Uniform Construction Code and the Uniform Fire Code.

B. Certificate of smoke detector and carbon monoxide alarm compliance certificate:

(1) Requests for a CSDCMACPFE received more than 10 business days prior to the change of occupant \$40.00

(2) Requests for a CSDCMACPFE received four to 10 business days prior to the change of occupant \$70.00

(3) Requests for a CSDCMACPFE received fewer than four business days prior to the change of occupant \$125.00

(4) The fee for each additional inspection after failure(s) of subsection B(1), (2), or (3) above shall be the same as the fee for the initial inspection.

C. Failure to obtain a Certificate of smoke detector and carbon monoxide alarm, portable fire extinguisher compliance certificate in accordance to section A, shall result in a penalty of \$250.00

**8.24-060 Reserved.**

**8.24-070 Reserved.**

**8.24-080 Appeals.**

Pursuant to Sections 15 and 17 of the Uniform Fire Safety Act, any person aggrieved by any order of the local enforcement agency shall have the right to appeal to the Construction Board of Appeals of Hunterdon County.

**8.24-090 Permit fees.**

A. All state permit fees and Fire Code status fees shall be as established by the Uniform Fire Code, N.J.A.C. 5:70-1.1 et seq., except for the following, as permitted by N.J.A.C. 5:70-2.9(f):

(1) Failure to pay permit application fee shall result in a penalty of double the outstanding permit fee, in addition to the initial fee.

#### **8.24-010 Rapid Entry Key Systems.**

A. All buildings within the Borough of Califon having an automatic fire detection or suppression system shall be equipped with a rapid entry key lock box. However, this requirement shall not apply to owner-occupied one and two-family dwellings identified by the Uniform Construction Code, N.J.A.C. 5:23 et seq., as R3 and R4.

B. All commercial and industrial properties within the Borough of Califon protected by fences, gates, and related barriers presently secured by using a padlock, or electronically operated or automatic gates or other control circuits, shall be equipped with a high-security padlock or high-security key switch as approved by the fire marshal and fire chief. The high-security padlock and key switches shall be located in a manner as directed by the fire marshal and fire chief.

C. Rapid Entry Key Lock Box, High Security Padlock and Key Switch Types. The rapid entry key lock box and high-security padlock and key switches shall be Underwriter Laboratories (UL) certified, and approved by the fire marshal and fire chief.

D. Location. The rapid entry key lock box shall be located at or near the main entrance to the building or property. The key lock box shall be mounted at a minimum of five feet and a maximum of six feet above final grade.

E. Key Lock Box Contents. The key lock box shall contain labeled keys, easily identified in the field, to provide access into the property, and/or building and to any locked areas within the said building, and as may be further directed by the fire marshal and fire chief.

F. Compliance. All existing buildings shall comply with the provisions of this chapter by April 1, 2024. All newly constructed buildings, not yet occupied, or buildings

currently under construction shall comply with the terms hereof prior to the fire detection or suppression system being accepted and approved for service.

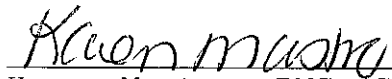
**8.24-011 Penalties.**

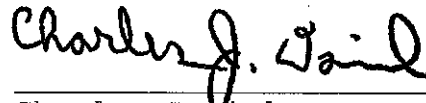
Any property or building owner failing to comply with or in violation of the terms of this chapter shall, upon conviction thereof, be punishable by a fine not to exceed \$1,250.00 and/or imprisonment for up to 90 days, and/or by a period of community service not exceeding 90 days, in the discretion of the court. Each and every day that such a violation continues shall be considered a separate and specific violation of this chapter.

SECTION TWO:

Effective Date. This Ordinance shall take effect immediately upon publication of Notice of Final Passage in the manner provided by law.

ATTEST:

  
\_\_\_\_\_  
Karen Mastro, RMC, CMR  
Borough Clerk/Administrator

  
\_\_\_\_\_  
Charles Daniel  
Mayor

FIRST READING: March 20, 2023

PUBLICATION: March 22, 2023

PUBLIC HEARING/FINAL ADOPTION: April 3, 2023

PUBLICATION BY TITLE: March 22, 2023

Prepared by Mark S.  
Anderson, Borough Attorney