

Borough of Ringwood

Fire Prevention Bureau
60 Margaret King Ave
Ringwood, New Jersey 07456
Phone: (973) 475-7132
Fax: (973) 962-6028

Registration No.: 3-03C
Municipality: Ringwood
County: Passaic County
Inspector: Scott Conley
Inspected: August 25, 2022
Page: 1

To: TAMI JO FALLER /SOUTHERN PAWS INC.
P.O. BOX 174
RINGWOOD, N.J. 07456

NOTICE OF VIOLATIONS and ORDER TO CORRECT

Premises: SOUTHERN PAWS INC.
Address: 1159 GREENWOOD LAKE TPK., UNIT -
Ringwood, New Jersey 07456
Phone: 973-556-5885

Block/Lot: 310 / 1.02 Type of use: ANIMAL SHELTER, KENNEL, PUPPY TRAINING

BUILDING OWNER
Name: DR. ALAN FRENKLE
Address: 1159 GREENWOOD LAKE TPK
RINGWOOD, N.J. 07456
Phone:

AGENT

TENANT/OPERATOR
TAMI JO FALLER /SOUTHERN PAWS INC.
P.O. BOX 174
RINGWOOD, N.J. 07456
C-201-738-3505 H-973-962-7408

YOU ARE HEREBY NOTIFIED THAT an inspection by the Borough of Ringwood Fire Prevention Bureau disclosed violations of the Uniform Fire Code (N.J.A.C. 5:70-1 et. seq.), promulgated pursuant to the New Jersey Uniform Fire Safety Act (N.J.S.A. 52:27D-192 et. seq.). The violations are specified on the accompanying "Violations Report" page(s).

YOU ARE HEREBY ORDERED by the FIRE OFFICIAL to correct the violations listed on the accompanying "Violations Report" page(s) within the time, or by the date specified. If a reinspection discloses that violations have not been corrected, and an extension has NOT been requested and granted, you will be subject to penalties of up to \$5,000 per violation per day, or as otherwise authorized by the Act and Bureau Regulations.

IN ADDITION, the ACT imposes liability on the owner for the actual costs of fire suppression where a violation directly or indirectly results in fire.

If you do not understand this order, need assistance, or desire further information about this order, please call the Fire Prevention Bureau at (973) 475-7132.

BY ORDER OF THE FIRE OFFICIAL

Fire Inspector

APPEAL RIGHTS-EXTENSIONS

See the attached page of information concerning your administrative appeal rights, authorized penalties and the procedure for requesting an extension of time in which to correct violations.

Signature of Owner or Representative

Printed Name of Owner or Representative

Date

VIOLATIONS

Premises: SOUTHERN PAWS INC.
1159 GREENWOOD LAKE TPK.
UNIT -
Ringwood, New Jersey 07456

Registration No. 3-03C
Inspection Date: August 25, 2022
Initial Inspector: _____
Print Name: Scott Conley
Page number: 2

Owner/Agent: TAMI JO FALLER /SOUTHERN PAWS INC.
P.O. BOX 174
RINGWOOD, N.J. 07456

Date:

Inspector:

The violations cited on the above premises are as follows:

Number	Description (Maintenance: 1 Retrofit: 1)	Abate by	U/A	U/A	U/A
1.	Location: Office Nature: Means of Egress - Exit signs/directional signs - 2 EXIT LIGHTS NEED BATTERIES Code Section: N.J.A.C. 5:70-3,1013.1	09/13/2022			
2.	Location: Office Nature: Carbon Monoxide Detectors - INSTALL CARBON MONOXIDE DETECTOR IN OFFICE AREA Code Section: N.J.A.C. 5:70-4.9	09/13/2022			
3.	Location: Basement Nature: Sprinkler System Accessibility - REMOVE STORAGE AROUND FIRE SPRINKLER SYSTEM Code Section: NFPA - 25 4.1.3	ABATED			
4.	Location: Basement Nature: General Conditions - Accumulation of combustible materials - REMOVE STORAGE AROUND FURNACE. Code Section: N.J.A.C. 5:70-3,304.1	ABATED			

Key: The numbering of violations is for identification purposes only and shall not be construed as bearing in any way on the seriousness of any violation.

"U" Unabated - Violation uncorrected.

"A" Abated - Violation corrected.

ADDITIONAL EXPLANATION

Violation #01: Means of Egress - Exit signs/directional signs - 2 EXIT LIGHTS

1013.1 Exit signs. All means of egress shall be indicated with approved exit signs where required by the construction code in effect at the time of first occupancy or N.J.A.C. 5:70-4 et seq., as applicable. All exit signs shall be maintained visible, and all illuminated exit signs shall be illuminated at all times the structure is occupied. Supplemental internally illuminated directional signs, when necessary, shall be installed in accordance with the technical requirements of the Uniform Construction Code indicating the direction and way of egress.

Exceptions:

1. Exit signs are not required in rooms or areas that require only one exit or exit access.
2. Main exterior exit doors or gates that are obviously and clearly identifiable as exits need not have exit signs where approved by the fire code official.
3. Exit signs are not required in occupancies in Group U and individual sleeping units or dwelling units in Group R-1, R-2 or R-3.
4. Exit signs are not required in dayrooms, sleeping rooms or dormitories in occupancies in Group I-3.
5. In occupancies in Groups A-4 and A-5, exit signs are not required on the seating side of vomitories or openings into seating areas where exit signs are provided in the concourse that are readily apparent from the vomitories. Egress lighting is provided to identify each vomitory or opening within the seating area in an emergency.

Violation #02: Carbon Monoxide Detectors - INSTALL CARBON MONOXIDE DETECTOR IN

5:70-4.9 Automatic fire alarms

- (a) An automatic fire alarm system shall be installed as required below in accordance with the New Jersey Uniform Construction Code.

1. In all buildings of Use Group I;
 - i. Alarm systems in buildings of Use Group I must be supervised.
 - ii. In buildings of Use Group I-1, smoke detectors that are to be located closer than five feet to a kitchen or bathroom area shall be of photoelectric type only.
2. In all buildings of Use Group R-1 and in R-3 bed and breakfast homestays;
 - i. In dwelling units or guestrooms, battery-powered single station detectors may be installed, provided that the detectors are maintained in accordance with N.J.A.C. 5:70-3.2(a)5xii, F-515.2.1.
 - ii. In bed and breakfast homestays of Use Group R-3, the system shall not be required to be supervised or connected to an

emergency power supply.

- iii. All buildings of Use Group R-1, regardless of the number of units, shall have available at least one portable visual alarm type smoke detector for the deaf or hearing impaired for each 50 units or fraction thereof. The owner may require a refundable deposit for such portable smoke detector not to exceed the value of the smoke detector. Notification of the availability of such devices shall be provided to each occupant.

3. In all buildings of Use Group R-2 as follows:

- i. All buildings of Use Group R-2, including multiple dwellings and rooming houses with six or more occupants, shall have approved smoke detection systems located in all interior common areas. Such systems shall be powered by an alternating current (AC) constantly active electric circuit that cannot be deactivated by the operation of any interconnected switching device and shall comply with NFPA 70-93 (National Electrical Code) requirements, except as otherwise provided in this section. Such systems shall be on circuitry that is connected into the building owner's electric meter.
 - (1) In multiple dwellings six stories or more in height and having 30 or more dwelling units, such systems:
 - (A) Shall be connected to a supervisory type listed control panel conforming to U.L. 864 requirements and NFPA 72-90 standards, except as otherwise provided in this section;
 - (B) Shall be powered by an approved emergency power source installed in conformance with NFPA 70-93 (National Electrical Code); and
 - (C) Shall have a control panel of the multi-zoned type that will visually indicate the floor or zone from which the alarm is activated, which panel shall be located in accordance with NFPA 72-90 standards or as directed by the local fire subcode official.
- ii. A pre-signal alarm feature is not permitted.
- iii. The separate zoning of floors in high rise buildings for selective floor evacuation is permitted at the discretion of the fire official.
- iv. Alarms shall be located so as to be effectively heard above all other sounds, by all the occupants, in every occupied space within the building not separated by fire walls having a fire-resistance rating of at least two hours.

- v. In dwelling units, approved battery-powered single station detectors may be installed, provided that the detectors are maintained in accordance with N.J.A.C. 5:70-3.2(a)5xii, F-515.2.1.
 - vi. Smoke detectors that are to be located closer than five feet to a kitchen or bathroom area shall be photoelectric type only.
 - vii. At the request of a tenant of a unit in which a person who is deaf or hearing-impaired resides, the owner shall provide and install a visual alarm type smoke detector for that unit or, in the case of a rooming or boarding house resident, for that resident's sleeping area.
4. With the approval of the fire protection subcode official, fixed temperature or combination rate-of-rise and fixed temperature heat detectors may be substituted for smoke detectors in those locations where frequent nuisance alarms would be likely to occur. Such building spaces include, but are not limited to, garages, crawl spaces, uninhabitable attics, heater and boiler rooms, laundry rooms, kitchens, restaurant service areas, and other rooms where the ambient temperatures are below 40 degrees Fahrenheit or are above 100 degrees Fahrenheit and/or have a relative humidity either below 20 percent or above 85 percent or where environmental conditions are likely to produce nuisance alarms.
5. Existing common area smoke detection systems that were installed in compliance with this subchapter or with the Regulations Governing Rooming and Boarding Houses or Regulations for the Maintenance of Hotels and Multiple Dwellings and maintained in accordance with N.J.A.C. 5:70-3, for which a construction permit was issued subject to plan review approval, shall be accepted as conforming to this section.
6. In any municipality that enacted an ordinance requiring the installation of smoke detectors in multiple dwellings prior to November 11, 1980, a building fully conforming to the requirements of such ordinance prior to November 12, 1980 shall be deemed to be in either full or partial compliance with the requirements of this section if the fire official determines that the provisions of such ordinance provide reasonable life safety protection to the occupants and that replacement of equipment already installed in conformity with such ordinance would be an undue hardship for property owners.
- i. A general determination pursuant to this subsection shall be made by the fire official upon review of the ordinance and separate exceptions shall not then be required for individual properties covered by such general determination.
 - ii. If a determination is made that full compliance with the ordinance is an acceptable substitute for partial compliance with the requirements of this section, the

fire official shall specify all respects in which a building fully complying with the ordinance must be made to comply with this section.

7. In all buildings used as child day care centers, regardless of Use Group.
8. In all buildings of Use Group E up to and including the 12th grade, the system shall consist of:
 - i. An approved system of automatic smoke detectors; or
 - ii. An approved automatic fire suppression system equipped with automatic fire alarm devices; or
 - iii. An approved system which combines the following elements shall be acceptable when devices are located as indicated below:
 - (1) Combination fixed temperature/rate-of-rise detectors in classrooms and ancillary spaces; and
 - (2) Photoelectric or projected-beam smoke detectors in exit access corridors and at the top of the exit stair enclosures.
 - (3) Fixed temperature detectors in such a system shall be accepted in locations such as boiler rooms, garage areas and other spaces in which conditions render other detectors inappropriate.
 - iv. Existing fire detection systems, installed and maintained in accordance with the manufacturer's recommendations, and meeting the intent of current standards for automatic fire alarms, shall be acceptable, provided:
 - (1) The existing system is tested, in accordance with the provisions of N.J.A.C. 5:70-3.4(c)6, by an approved service agency competent in the manufactured system, in the presence of the fire official or his designated representative. The fire official may accept a written report of test results in lieu of witnessing the test.
 - (2) Where a portion of an existing system is not serviceable and cannot be repaired, the existing system shall be replaced in accordance with the provisions of this Code.
9. In all buildings or portions thereof of Use Group A-2 (nightclubs) with an occupant load of 100 or more that are not otherwise required to have an automatic fire suppression system.
 - i. If the alarm is activated by smoke detectors, it shall be activated by either two cross-zoned smoke detectors within a single protected area or a single smoke

detector monitored by an alarm verification zone or an approved equivalent method and the smoke detectors shall be of a type designed to reduce the possibility of false notifications based on the conditions present in the area protected.

- ii. The automatic fire alarm system shall be tied to the performance sound system and to the house lights in such a way that activation of the fire detection system mutes the performance sound system and restores the intensity of illumination to that required by N.J.A.C. 5:70-4.119(i).2.

- (b) An automatic fire alarm system shall not be required in buildings, other than boarding homes of Use Group I-1, equipped throughout with an automatic fire suppression system, a manual fire alarm system and single station smoke detectors located in the immediate vicinity of sleeping areas in accordance with NFIPA 72E or 74 as applicable.
- (c) Automatic fire alarm systems required to be supervised by this Code shall employ one of the following methods as determined by the fire official:

- 1. Approved central station system in accordance with NFIPA 71;
- 2. Approved proprietary system in accordance with NFIPA 72D;
- 3. Approved remote station system of the jurisdiction in accordance with NFIPA 72C;
- 4. Approved local alarm service which will cause the sounding of an alarm in accordance with NFIPA 72A.

- (d) Carbon monoxide detection equipment shall be installed in all existing buildings which contain a fuel-burning appliance or have an attached garage. An "open parking structure," as defined in the building subcode of the Uniform Construction Code, shall not be deemed to be an attached garage.

1. One- and two-family dwellings: Carbon monoxide detection shall be installed in buildings of Use Groups R-3 and R-4 in accordance with the requirements of N.J.A.C. 5:70-4.19.

2. Carbon monoxide detection equipment shall be installed in the immediate vicinity of each sleeping area in any guestroom or dwelling unit located in a building of Group I-1, R-1 or R-2 occupancies, except as provided in (d)2i or ii below.

i. Guestrooms or dwelling units which do not themselves contain a fuel-burning appliance or have an attached garage, but which are located in a building with a fuel-burning appliance or an attached garage, need not be provided with single station carbon monoxide detection equipment provided that:

- (1) The guestroom or dwelling unit is located more than one story above or below any story which contains a fuel-burning appliance

or an attached garage;

- (2) The guestroom or dwelling unit is not connected by duct work or ventilation shafts to any room containing a fuel-burning appliance or an attached garage and the building has a common area carbon monoxide alarm system with all common area detectors connected to an approved supervisory station or other approved local visual and audible supervisory signal; and
- (3) Individual detection equipment is located in every room adjacent to the room(s) containing a fuel-burning appliance; and
 - (A) In every corridor, hall or lobby adjacent to such room(s);
 - (B) In the immediate vicinity of any ventilated shaft, including, but not limited to, stair shafts, elevator shafts, ventilation shafts on the story containing the fuel-burning appliance; and
 - (C) On any story within two stories above or below the story containing the fuel-burning appliance.

ii. The building is provided with a supervised carbon monoxide detection system. Individual detectors shall be located in every room containing a fuel-burning appliance. All such detectors shall be connected to an approved supervisory station. Carbon monoxide and fire alarms may be incorporated into a common monitored system.

3. Carbon monoxide detection equipment shall be installed in all occupancies other than those listed in (d)2 above in accordance with this paragraph. Systems using detectors shall have a distinct visual and audible notification. When alarms are installed in lieu of detectors, they shall be located such that the audible signal is not less than 15 dB above the average ambient sound level. Carbon monoxide detectors or alarms shall be installed in the immediate vicinity of all potential source(s) of carbon monoxide.

i. Carbon monoxide detection equipment shall not be required:

- (1) In locations, such as repair garages, where the presence of carbon monoxide may be expected as a function of the normal use of the space;
- (2) In the immediate area of large-drop battery charging;
- (3) In unconditioned spaces where detectors or alarms may be subject to ambient temperatures outside the device's listed operating range or spaces where exposure to potential contaminants which may adversely affect their operation. For unconditioned spaces that require such detection, detection equipment shall be installed in approved adjacent room(s) or space(s);
- (4) In other occupiable space(s) not connected by duct

work or ventilation shafts to any room containing a fuel-burning appliance or to an attached garage, provided that the building has a common area carbon monoxide detection system with all common area detectors connected to an approved supervisory station or other approved local visual and audible supervisory signal and individual carbon monoxide alarms are located:

- (A) In every room adjacent to the room(s) containing a fuel-burning appliance, and in every corridor, hall or lobby adjacent to such room(s);
 - (B) In the immediate vicinity of any ventilated shaft, including, but not limited to, stair shafts, elevator shafts, or ventilation shafts on the story containing the fuel-burning appliance;
 - (C) In the first area served by each main duct leaving the area where the appliance is located; and
 - (D) Any story within two stories above or below a story containing a fuel-burning appliance.
4. For carbon monoxide detection systems in occupancies other than those listed in (d)2 above, audible and visual supervisory notification shall only be provided at the detector, control panel and remote annunciator. The balance of the system installation shall comply with NFPA 720 and with the Uniform Construction Code. Carbon monoxide and fire alarms may be incorporated into a common monitored system.
5. Carbon monoxide alarms shall be manufactured, listed and labeled in accordance with UL 2034 and shall be installed and maintained in accordance with the requirements of this section and the edition of NFPA 720 currently referenced in this chapter, as applicable. Carbon monoxide alarms may be battery operated, hard wired or of the plug-in type. Expired alarms shall be immediately replaced.
6. Carbon monoxide detection systems shall comply with the edition of NFPA 720 currently referenced in this chapter. Carbon monoxide detectors shall be listed in accordance with UL 2075.

Violation #03: Sprinkler System Accessibility - REMOVE STORAGE AROUND FIRE SPR

Violation #04: General Conditions - Accumulation of combustible materials - RE
This violation has been abated.

ADMINISTRATIVE APPEAL RIGHTS

GENERAL

YOU MAY CONTEST THESE ORDERS BY FILING AN APPEAL. The request for a hearing must be made in writing within 15 DAYS after receipt of this order and addressed to:

County of Passaic
Construction Board of Appeals
401 Grand Street
Paterson, New Jersey 07505

Copy to: Borough of Ringwood
Fire Prevention Bureau
60 Margaret King Ave
Ringwood, New Jersey 07456
Phone: (973) 475-7132

In accordance with the rules promulgated under the Administrative Procedure Act (NJSA 52:148-1 et. seq. and 52:14F-1 et. seq.) an appeal request must sufficiently identify the decision or action you wish to appeal, and the specific reasons forming the basis for your dispute, in order that a decision may be made as to whether your appeal constitutes a contested case.

You are advised that only matters deemed to be CONTESTED CASES, as defined by the Administrative Procedures Act, will be scheduled for a Hearing. If a hearing is scheduled, you will be notified in advance of the time and place.

You are also advised that the appeal to the Construction Board of Appeals must be accompanied by the fee of \$100.00; payable to County of Passaic.

At a hearing, a corporation may be represented only by a licensed attorney, unless prior approval is given by the Office of Administrative Law.

EXTENSIONS

If a specified time has been given to abate a violation, YOU MAY REQUEST AN EXTENSION OF TIME by submitting a WRITTEN request to the BOROUGH OF RINGWOOD FIRE PREVENTION BUREAU. To be considered, the request must be made before the compliance date specified and must set forth the work accomplished, the work remaining, the reason why an extension of time is necessary, and the date by which all work will be completed.

TAKE NOTICE THAT, pursuant to N.J.A.C. 5:70-2.10(d), an application for an extension constitutes an admission that the violation notice is factually and procedurally correct, and that the violations do or did exist. In addition, the request for an extension constitutes a waiver of the right to a hearing as to those violations for which an extension is applied.

PENALTIES

Violation of the Code is punishable by monetary penalties of not more than \$5,000 PER DAY FOR EACH VIOLATION. Each day a violation continues is an additional, separate violation except while an appeal is pending. Specific penalties are as follows:

- a. Failure to install required protection equipment after having been given written notice of the requirement to do so: A maximum of \$ 2,500 per violation per day.
- b. Failure to abate any violation after having been given notice of the violation: A maximum of \$ 5,000 per violation per day.
- c. Storage of any material in violation of this Code or the conduct of any process in violation of the Code: A maximum of \$ 5,000 per violation per day.
- d. Blocking, locking, or obstructing required exits:
 - i. In a place of public assembly: A maximum of \$ 5,000 per occurrence.
 - ii. In any other place: A maximum of \$ 2,500 per occurrence.
- e. Disabling or vandalizing any fire suppression or alarm device or system.
 - i. In a place of public assembly: A maximum of \$ 5,000 per occurrence.
 - ii. In any other place: A maximum of \$ 1,000 per occurrence.
- f. Failure to obey a Notice of Imminent Hazard and Order to Vacate: A maximum of \$ 5,000 per day for each day that the failure continues.
- g. Failure to obey an Order to Close for a fixed period of time: A Maximum of \$ 5,000 per day that the failure continues.
- h. Obstructing the entry into a premises or interfering with the duty of an authorized inspector: A maximum of \$ 2,500 for each occurrence.
- i. Any willfully false application for a Permit or Registration: A maximum of \$ 1,000.00 for each occurrence.
- j. Any other act or omission prohibited by the Act or the Regulations: A maximum of \$ 5,000 per violation per day.

Claims arising out of penalty assessments can be compromised or settled if it shall be likely to result in compliance. Moreover, no such disposition can be finalized while the violation continues to exist.

Any penalties assessed are in addition to others previously assessed. Penalties must be paid in full within 30 days after an order to pay. If full payment is not made within 30 days, the matter will be referred to the Borough Attorney for summary collection pursuant to the Penalty Enforcement Law (N.J.S.A. 2A:58-10 et. seq.).

NOTICE: If you require guidance or advice concerning your legal rights, obligations or the course of action you should follow, consult your own advisor.