

Check List

Zoning Compliance Certificate of Inspection

This basic check list is provided to **possibly** avoid a re-inspection and or fees. There may exist other safety issues, not listed, which will be dealt with on a case by case basis. This inspection consists of a Physical Safety Inspection and a Block & Lot File Review. This will ensure your property is being used as it was designed for as per local zoning land use regulations. If you have any reason to think that there are any questions that may come up with respect to the zoning status for your home, i.e.2 family/multiple family Status, **I urge you** to take steps immediately to clear up the issue(s) so that your closing will not be unnecessarily delayed.

No Temporary Certificates will be issued if the following safety issues exist:

1. The **Local Smoke Detector Ordinance**
2. **State Regulations** for CO Detection & Fire Extinguishers
3. **State Construction Code** for Pool Fences, Locks, and or Gate Requirements

Item/Area	Criteria Detail
Exterior	
For Multi-Family	Can you prove you have a 2-3-4- Family house
House #	Clearly visible from the street minimum size is 4"
Sidewalks & Walkways	All Flat even surfaces, No trip hazards present
Property Maintenance	No debris, weeds, bushes, trees, grass etc. not overgrown. Corner Lots--blocking of the site triangles is not allowed.
Pool Barrier	Proper fence height, gate self closing opening outward only, locks 54" from the ground, all walkways safe
Garages, Sheds	Garage Door Opener wiring plugs directly to outlet. No Extensions. No openings for animals to get in
Interior	
Smoke Detector Systems	Hard Wired, Battery Back-Up, Interconnected Systems on a Dedicated Circuit. 1 detector needed on each level when separated by 3 steps or more with an intervening door between the adjacent levels. Review location diagram which is provided to insure proper placement also must be within 10' of any bedroom door, as per Borough Ordinance
Carbon Monoxide Detector	State Mandated – must be within 10' of any bedroom door
Fire Extinguisher	State Mandated Rated at 2A:10B:C mounted in the kitchen OR within 10' of a Kitchen heading towards an Exit - NOT behind any door
Front Door Dead Bolts	Must be keyless type from the inside—thumb screw type
G F I outlets	If installed, must be operational & wired properly
Any Bedroom Doors	May not have key type door knob access
Fireplaces	Inside firebox bricks tight, no cracking and no mortar missing
Monitored Fire Alarm System	If present, must acquire a certification from the monitoring company. Their report Must state, that they have inspected & tested the fire detection system and it is fully operational. These type systems Can Not be turned off, and Must be register with the Police Department
Basements	
Furnace Emergency Switch	Located at top of Basement Stairs
Kitchen	No cooking facilities are allowed
Bedroom	Proper egress is needed to classify room as bedroom in this area
Boiler/Hot Water Tank Flu	No movement is allowed where the flu pipe connects to the chimney
Hot Water Relief Valve	Pipe must be within 6 inches of the floor
Oil Tanks, Above Ground	Leak free, in good condition
Oil Tanks, In Ground	Must have certification of condition from a licensed testing company
Sump Pumps	If installed, may NOT discharge into the waste line or into the street

**DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF FIRE SAFETY
MEMORANDUM**

TO: LEA FIRE OFFICIALS

FROM: DONALD M. HUBER, CHIEF OF STAFF

DATE: MARCH 5, 2007

SUBJECT: REQUIREMENTS FOR FIRE EXTINGUISHERS IN ONE-AND-TWO FAMILY DWELLINGS AT CHANGE OF OCCUPANCY

As you are aware, the Legislature amended and enacted P.L.1991, c. 92 (C.52:27D-198.1), requiring that all one-and-two family dwellings at change of occupancy be provided with at least one portable fire extinguisher, in addition to the requirements for smoke detectors and carbon monoxide detectors. This provision does not apply to seasonal rental units. This act was signed into law on April 14, 2005 with an effective date of November 1, 2005.

It is the Division's position that this law must be enforced as enacted even though rules and regulations have not been promulgated. The statute may be cited in the absence of the regulations.

Until such time as regulations are adopted only the specific requirements contained in the statute are to be enforced. The requirements are as follows:

1. The extinguisher must be rated for residential use consisting of an A:B:C type;
2. No larger than a 10 pound rated extinguisher;
3. Mounted within 10 feet of the kitchen area, unless otherwise permitted by the enforcing agency.

Any questions concerning this matter may be referred to my office at (609) 633-6106. Thank you for your anticipated cooperation in enforcing this law. It is important that this requirement be enforced uniformly statewide.