

ZONING COMPLIANCE CERTIFICATE OF INSPECTION

CHECK LIST

This basic list is provided to possibly avoid a re-inspection and/or fees. THIS LIST IS NOT ALL INCLUSIVE. 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 and Lot File Review. IF YOU HAVE ANY REASON TO THINK THAT THERE ARE ANY QUESTIONS THAT MAY COME UP, PLEASE LET US KNOW, SO THAT YOUR CLOSING WILL NOT BE UNNECESSARILY DELAYED.

NO TEMPORARY CERTIFICATES WILL BE ISSUED IF ANY SAFETY ISSUES EXISTS.

PLEASE MAKE SURE IF ANY WORK WAS DONE TO YOUR RESIDENCE WITHOUT A PERMIT, TO GET THE PERMIT BEFORE YOUR INSPECTION. THIS WILL SAVE YOU TIME AND A RE-INSPECTION FEE.

<u>ITEM/AREA</u>	<u>CRITERIA/DETAIL</u>
EXTERIOR	
For Multi Families	Can you prove you have a 2-3-4 family house?
House Number	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 must not be blocking the site of triangles.
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. Also NO openings for animals to get in.

INTERIOR	
Smoke Detector Systems As per Westwood Borough Ordinance 92-1 (as allowed by State N.J.A.C. 5:70-2.3(a)1.)	Hard Wired, Battery Back-up, Interconnected Systems. ONE detector is 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 the detector should be within 10' of any bedroom door. See attached State of NJ Memo.
Fire Extinguisher	2A:10BC Mounted in the kitchen. Not on the other side of a door.
Bedroom Door Locks	Key access to these rooms is not allowed . Only privacy locks allowed.
Carbon Monoxide Detector	One on each level, in the vicinity of the bedrooms, as per IFC-2006,901.6.3 NFPA-720, 9.4.1.1
Front Door Dead Bolts	Must be keyless type.
GFI Outlets	If installed, must be operational, wired properly and have covers.
Fireplaces	Inside firebox bricks tight, no cracking and no mortar missing.
Monitored Fire Alarm Systems	If present, must acquire a certification from the monitoring company. Their report must state they have inspected and tested the fire detection system and it is fully operational. These types of systems cannot be turned off, and must be registered with the Police Department.
BASEMENTS	
Kitchen	No cooking facilities are allowed.
Bedroom	Proper egress is needed to classify a room as a bedroom in this area.
Boiler/Hot Water Tank Flu	No movement is allowed where the flu pipe connects to the chimney.
Oil Tanks, Above Ground	Leak free, in good condition.
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.

ne smoke from a fire generally rises to the ceiling, spreads out across the ceiling surface, and begins to bank down from the ceiling. The corner where the ceiling and

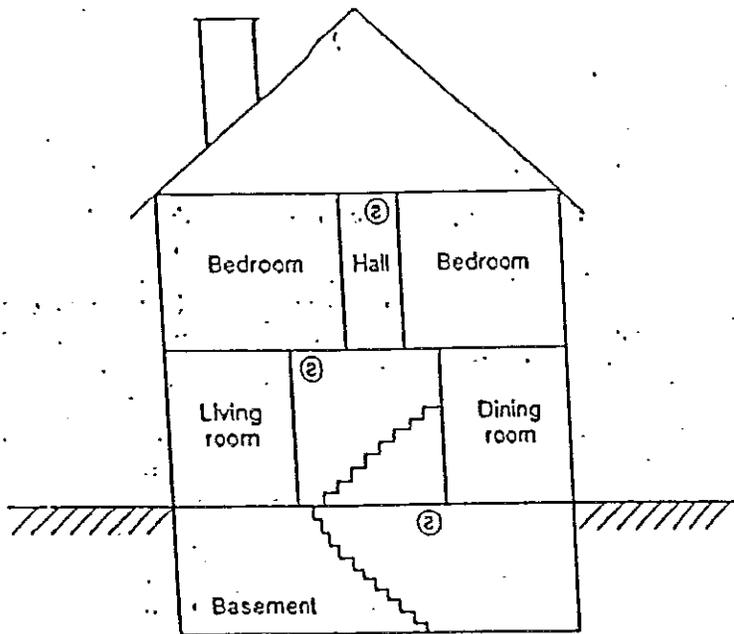


Figure A-2-5.2.1(c) A smoke detector should be located on each story.
[From NFPA 74, Figure B-2.1.3]

wall meet is an air space into which the smoke may have difficulty penetrating. In most fires, this dead air space measures about 4 in. (0.1 m) along the ceiling from the corner and about 4 in. (0.1 m) down the wall as shown in Figure A-2-5.2.2(b). Detectors should not be placed in this dead air space.

[From NFPA 74 - 1989, B-2]

Smoke and heat detectors should be installed in those locations recommended by the manufacturer, except in those cases where the space above the ceiling is open to the outside and little or no insulation is present over the ceiling. Such cases result in the ceiling being excessively cold in the winter or excessively hot in the summer. Where the ceiling is significantly different in temperature from the air space below, smoke and heat has difficulty reaching the ceiling and a detector that may be placed there. In this situation, placement of the detector on a side wall, with the top 4 in. to 12 in. (0.1 m to 0.3 m) from the ceiling, is preferred.

The situation described above for uninsulated or poorly insulated ceilings may also exist, but to a lesser extent, with outside walls. While the recommendation is to place the smoke detector on a side wall, if the side wall is an exterior wall with little or no insulation, then an interior wall should be selected. It should be recognized that the condition of inadequately insulated ceilings and walls can exist in multifamily housing (apartments), single-family housing, and mobile homes.

In those family living units employing radiant heating in the ceiling, the wall location is the preferred location. Radiant heating in the ceiling can create a hot-air, boundary layer along the ceiling surface, which can seriously restrict the movement of smoke and heat to a ceiling-mounted detector.

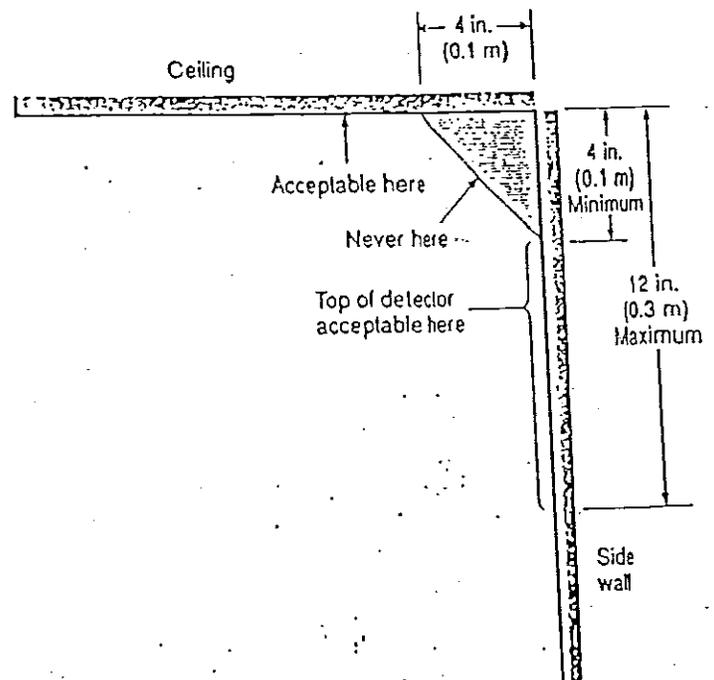
It is recommended that the householder consider the use of additional heat detectors for the same reasons presented under A-2-5.2.1(c). The additional areas lending themselves to protection with heat detectors are: kitchen, dining room, attic (finished or unfinished), furnace room, utility room, basement, and integral or attached garage. For bedrooms, the installation of a smoke detector is preferable to the installation of a heat detector for protection of the occupants from fires in their bedrooms.

(b) *Heat Detector Mounting — Dead Air Space.* Heat from a fire rises to the ceiling, spreads out across the ceiling surface, and begins to bank down from the ceiling. The corner where the ceiling and the wall meet is an air space into which heat has difficulty in penetrating. In most fires, this dead air space measures about 4 in. (0.1 m) along the ceiling from the corner and 4 in. (0.1 m) down the wall as shown in Figure A-2-5.2.2(b). Heat detectors should not be placed in this dead air space.

The placement of the detector is critical if maximum speed of fire detection is desired. Thus, a logical location for a detector is the center of the ceiling. At this location, the detector is closest to all areas of the room.

If the detector cannot be located in the center of the ceiling, an off-center location may be used on the ceiling.

The next logical location for mounting detectors is on the side wall. Any detector mounted on the side wall should be located as near as possible to the ceiling. A detector mounted on the side wall should have the top of the detector between 4 in. and 12 in. (0.1 m and 0.3 m) from the ceiling.



NOTE: Measurements shown are to the closest edge of the detector.
Figure A-2-5.2.2(b) Example of proper mounting for detectors.

[From NFPA 74, Figure B-3.2.1]

A-2-5.2.1 Smoke Detection.

(a) *Where to Locate the Required Smoke Detectors in Existing Construction.* The major threat from fire in a family living unit is at night when everyone is asleep. The principal threat to persons in sleeping areas comes from fires in the remainder of the unit; therefore, smoke detector(s) are best located between the bedroom areas and the rest of the unit. In units with only one bedroom area on one floor, the smoke detector should be located as shown in Figure A-2-5.2.1(a).

In family living units with more than one bedroom area or with bedrooms on more than one floor, more than one smoke detector will be needed, as shown in Figure A-2-5.2.1(b).

In addition to smoke detectors outside of the sleeping areas, Chapter 2 requires the installation of a smoke detector on each additional story of the family living unit, including the basement. These installations are shown in Figure A-2-5.2.1(c). The living area smoke detector should be installed in the living room and/or near the stairway to

the upper level. The basement smoke detector should be installed in close proximity to the stairway leading to the floor above. If installed on an open-joisted ceiling, the detector should be placed on the bottom of the joists. The detector should be positioned relative to the stairway so as to intercept smoke coming from a fire in the basement before the smoke enters the stairway.

[From NFPA 74 - 1989, B-2]

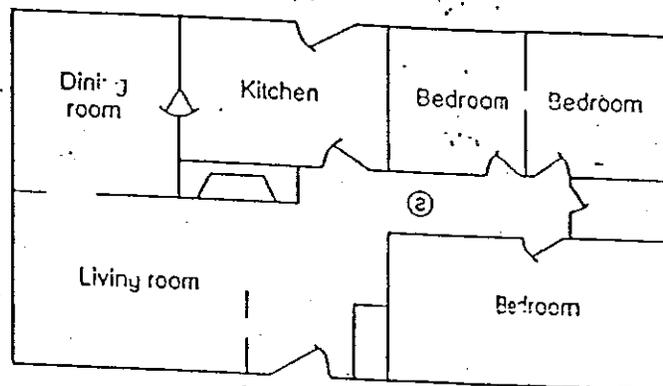


Figure A-2-5.2.1(a) A smoke detector should be located between the sleeping area and the rest of the family living unit.

[From NFPA 74, Figure B-2.1.1]

(b) *Where to Locate the Required Smoke Detectors in New Construction.* All of the smoke detectors specified in (a) for existing construction are required, and, in addition, a smoke detector is required in each bedroom.

