

Homeowner Check List
For
Certificate of Continued Occupancy Inspections

Provided to **POSSIBLY** prevent re-inspection and related fees*

ITEM	DESCRIPTION
Carbon Monoxide Detector	State Mandated- Must be installed within 10' of any bedroom area- <i>in the hallway</i> . Must be permanently mounted-can be plug-in type
Smoke Detectors	State Mandated- One on each level as per NJ Fire Code, within 10' of a bedroom
Fire Extinguishers	State Mandated- Mounted on the wall in the kitchen not on the other side of a door
Oil Tank in ground	Oil Tanks must have certification
Sump Pumps	Drain directly to exterior. NOT into Waste Line
Monitored Fire Alarms	Certification from monitoring company saying that the system is operational. Must register with police. Cannot be turned off at any time
Garage Door Openers	Must be plugged into dedicated outlet. No adaptors or extension cords allowed.
Dead Bolts	Front door to be keyless type on inside
Kitchen	Any GFI outlets must be operational
Dryer Vents	Must be vented to exterior
Bedroom Egress	Bedroom windows must operate properly and be of the correct size (especially attic & basement rooms)
House Number	Must be visible from street
Hydrant Access	If one is on your property, make sure it is visible and not blocked by bushes/shrub or snow in winter
Pool Barrier	Must be in good repair, with self-closing & self-latching gates as per Construction Code
Property Maintenance	Property area to be neat and clean, no excessive debris or overgrown shrubs etc.
Boiler/Furnace/ Hot Water Heater	Flue connections must be secure at chimney, no loose mortar, bricks, or large cracks etc.

NOTE: If additional bedrooms are located in separate areas of home-additional smoke & carbon monoxide detectors are required.

***Initial Inspection fee \$100.00 - Re-Inspection Fee \$50.00**

**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.

MUST BE A *2A-10BC *3A-10BC or a *3a-40BC ONLY

MUST BE PERMANENTLY MOUNTED & VISIBLE IN THE KITCHEN, NO HIGHER THAN 5 Feet