

Closing: _____

Date

TOWNSHIP OF HARDYSTON CONSTRUCTION DEPARTMENT

for the Borough of Franklin

Municipal Building, 149 Wheatsworth Road, Suite A, Hardyston, NJ 07419

CERTIFICATE OF INSPECTION PERMITTING OCCUPANCY FOR RENTALS/RESALE OF UNIT

Owner: _____ Phone #: _____ Date: _____
 Address: _____ Block: _____ Lot: _____
 _____ Fee: \$50 Check #: _____

NOTE: ALL BOXES MUST BE CHECKED IN ORDER FOR CERTIFICATION TO BE VALID

- Smoke alarm on each level of the dwelling, including basements, excluding attic or crawl space
- Smoke & carbon monoxide alarms outside each separate sleeping area and within 10 feet of bedrooms
- All smoke alarms are in working order Carbon monoxide alarm(s) in working order
- Fire extinguisher is the correct size, is properly mounted, and is located within 10 feet of kitchen
- Certificate of Habitability Check List Items 4 - 23 have been reviewed and meet requirements

An inspection shall be conducted by the owner or an authorized representative of the owner. The smoke alarms required above shall be located in accordance with NFPA 74; the carbon monoxide alarm(s) installed per NFPA-720. Battery powered alarms are acceptable. **Note:** AC powered and/or interconnected alarms and smoke detectors installed in homes constructed after January, 1977 shall be maintained in working order. The fire extinguisher is installed per P.L. 2005, c.71 (N.J.S.A. 52:27D-198.1 et seq). All instructions on the attached must be followed.

I do hereby certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I will be subject to penalty.

Owner/ _____
 Attorney: _____ Print Name Signature

New
 Address: _____

I understand that the above residence has been inspected by the owner and I will verify that the statements above are correct before the closing date.

Buyer/ _____
 Attorney: _____ Print Name Signature

If rental unit Name of Tentant: _____

See attached for all instructions and regulations regarding this form



BOROUGH OF FRANKLIN
Hardyston Township Construction Office
149 Wheatsworth Road Suite A
Hardyston, New Jersey 07419
Phone: 973-823-7020 Ext. 9001 Fax: 973-823-7023

Certificate of Habitability Check List
(Resale / Rental)

The following is a checklist of the most common looked at violations but by no means meant to be a complete list of citable violations.

1. Smoke detectors must be placed on all floors.
Smoke detectors must be placed within ten feet of all sleeping areas.
2. Carbon monoxide detectors must be installed and maintained in the immediate vicinity of the sleeping areas. **(Effective April 7, 2003)**
3. At least one portable fire extinguisher shall be installed in all one and two family dwellings. The extinguisher must be located within 10 feet of the kitchen, near room exit or travel path that provides an escape route to the exterior, and the top of the extinguisher must not be more than 5 feet above the floor. No smaller than a 2-1/2 pound or larger than a 10-pound rated and must be rated for residential use consisting of an ABC type. **(Effective November 1, 2005)**
4. Electrical cover plates must be in place on all receptacles, switches and junction boxes.
5. Ground fault circuit interruption (GFCI) receptacles are required in all bathrooms near sinks and damp locations such as exterior receptacles.
6. Sump pumps can not terminate to town sewer.
7. Food disposal grinders are not permitted.
8. The use of extension cords for appliances including automatic garage door openers are prohibited.
9. Handrails are required on all stairways with three or more risers.
10. Exterior decks thirty or more inches above grade must be protected with guardrails that shall not allow the passage of a four-inch sphere nor may it be designed to create a climbable configuration.
11. Toilets and faucets must be maintained in good working order and shall not leak.

12. Did you install new heat or hot water units without permits that required inspection? Hot water heaters must have bonding jumpers and both boilers and hot water heaters must have pressure relief valves and extensions installed.
13. Any new remodeling including kitchens, baths and finished basements will be checked for permits and certificates of approvals. If none are found, the owner shall be responsible for obtaining permits and required inspections.
14. Any open permits must have been inspected and a certificate of approval issued prior to receiving a Certificate of Habitability.
15. Attached garages must have fire resistive ratings maintained. Any holes in walls or ceilings must be repaired properly.
16. Basement bedrooms are prohibited unless proper means of egress are installed according to Code.
17. Double keyed deadbolt locks are prohibited on the main entrance door.
18. Broken glass and missing screens (where required for multiple dwellings) must be repaired or replaced.
19. Interior wall surfaces must be maintained and all holes, cracked or peeling plaster must be repaired.
20. Wood burning fireplaces and chimney flues must be maintained and free of combustible buildup. (Chimney fires are a leading cause of home damage or loss.)
21. All exterior coverings and features including siding, roofing, trim and painted surfaces shall be maintained in good condition. The exterior of the property, including walkways, etc., must be maintained in good condition.
22. All accessory structures such as decks, swimming pools and sheds must meet Zoning and Building Codes.
23. If you have converted to gas from oil, did you properly decommission the oil tank?

If you have any questions concerning your property, please feel free to call the Hardyston Building Department Monday through Friday, 8:30 a.m. – 4:30 p.m.

DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF FIRE SAFETY
MEMORANDUM

TO: ALL LOCAL ENFORCING AGENCIES

FROM: LOUIS KILMER, CHIEF - BUREAU OF FIRE CODE ENFORCEMENT *LK*

SUBJECT: REQUIREMENTS FOR FIRE EXTINGUISHERS IN ONE- AND TWO-FAMILY DWELLINGS

DATE: NOVEMBER 15, 2005

The Legislature amended and enacted P.L. 1991, c. 92 (C.52:27D-198.1), requiring that all one- and two-family dwellings at a change of occupancy be provided with a portable fire extinguisher, in addition to the requirements for smoke 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.

The regulations were recently made available for public comment. The comment period has ended and the final adoption of the regulations will appear in the New Jersey Register in the near future. The Division of Fire Safety is advising all local enforcing agencies to enforce the regulations; using the guidelines below.

The requirements for the type and placement of the extinguishers are as follows:

5:70-4.19 Smoke detectors and portable fire extinguishers for one-and two- family dwellings; carbon monoxide detectors

(a)-(d) (No change.)

(e) At least one portable fire extinguisher shall be installed in all one-and two-family detached dwellings upon change of occupancy. For purposes of this section, "portable fire extinguisher" shall mean a portable device, carried and operated by hand, containing an extinguishing agent that can be expelled under pressure for the purpose of suppressing or extinguishing fire, and which is:

1. Listed, labeled, charged and operable;

2. No smaller than a 2 ½ -pound or larger than a 10-pound rated extinguisher;

3. Rated for residential use consisting of an ABC type;

4. On hangers, or in brackets supplied by the manufacturer;

5. Within 10 feet of the kitchen area, unless otherwise permitted by an enforcing agency;

6. Located with the top of the extinguisher not more than five feet (1.53 meters) above the floor;

7. Visible and in a readily-accessible spot, free from blocking by furniture, storage, equipment and other items,

8. Near a room exit or travel way that provides an escape route to the exterior;

9. Accompanied by an owner's manual or written information regarding the operation, inspection and maintenance of the extinguisher; and

10. Installed so the operating instructions shall be clearly visible.

(f) Exception: Portable fire extinguishers shall not be required for seasonal summer units. For purposes of applying this exception, "seasonal summer unit" shall mean a dwelling unit rented for a term of not more than 125 consecutive days for residential purposes by a person having a permanent residence elsewhere, but shall not include use or rental of living quarters by migrant, temporary or seasonal workers in connection with any work or place where work is being performed.

WHERE TO LOCATE SMOKE DETECTORS:

Detectors are to be located on every level of a residence, (basement, first floor, second floor) and in every separate sleeping area, between sleeping areas such as the kitchen, garage, basement or utility room. In homes with only one sleeping area on one floor, a detector is to be placed in the hallway outside the bedroom as shown in Figure 1. In single floor homes with two separate sleeping areas, two detectors are required outside each sleeping area as shown in Figure 2. In multi-level homes, detectors are to be located outside sleeping areas and at every finished level of the home as shown in Figure 3. Basement level detectors are to be located in close proximity to the bottom of basement stairwells as shown in Figure 4.

WHERE NOT TO LOCATE SMOKE DETECTORS:

To avoid false alarms and/or improper operations, avoid installation of smoke detectors in the following areas:

- Kitchens - smoke from cooking may cause a nuisance alarm.
- Bathroom - excessive steam from a shower may cause a nuisance alarm.
- Near forced air ducts used for heating or air conditioning - air movement may prevent smoke from reaching detector.
- Near furnace of any type - air and dust movement and normal combustion products may cause a nuisance alarm.
- The 4 inch "Dead Air" space where the ceiling meets the wall as shown in Figure 5.
- The peak of an "A" frame type ceiling - "Dead Air" at the top may prevent smoke from reaching the detector.

CARBON MONOXIDE ALARMS are to be located in every separate sleeping area per NFPA 720 and manufacturer's recommendations.

FURTHER INFORMATION ON DETECTOR PLACEMENT:

For further information about smoke detector placement, consult National Fire Protection Association's Standard No. 74-1984, titled "Household Fire Warning Equipment". For carbon monoxide alarms, their publication is Recommended Practice No. 720. These publications may be obtained by writing to the Publication Sales Department, National Fire Protection Association, Batterymarch Park, Quincy, MA 02269.

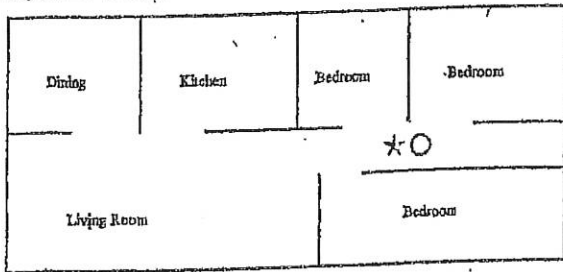


Figure 1 ☆ SMOKE DETECTOR
 ○ CARBON MONOXIDE ALARM

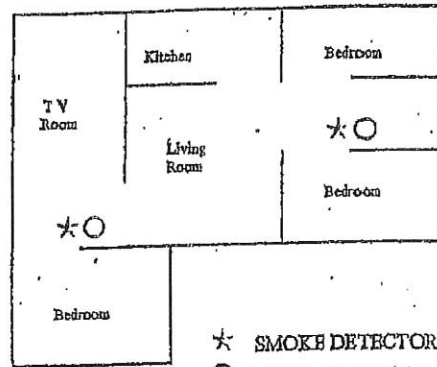


Figure 2 ☆ SMOKE DETECTOR
 ○ CARBON MONOXIDE ALARM

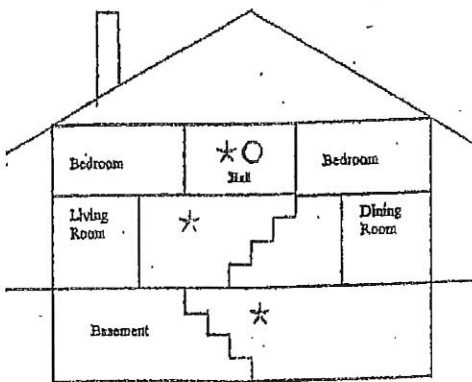


Figure 3 ☆ SMOKE DETECTOR
 ○ CARBON MONOXIDE ALARM

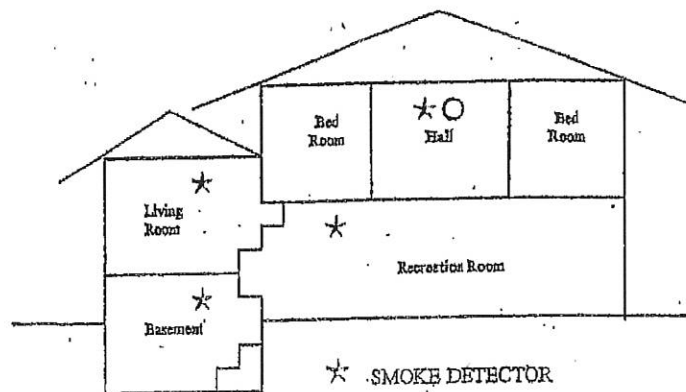


Figure 4 ☆ SMOKE DETECTOR
 ○ CARBON MONOXIDE ALARM

