

Borough of River Edge

705 KINDERKAMACK ROAD, RIVER EDGE, NEW JERSEY 07661 • 201-599-6300
FAX: 201-599-0997



BUILDING DEPARTMENT

(201) 599-6322

APPLICATION FOR CERTIFICATE OF OCCUPANCY RESALE OF RESIDENTIAL DWELLING

Inspection Fee: \$75.00 – check payable to "Borough of River Edge"***Re-Inspection Fee: \$25

PLEASE PRINT CLEARLY INFORMATION REQUESTED BELOW

Date: _____

Property Address: _____

Block: _____ Lot: _____ Closing Date: _____

() Single Family Dwelling _____ # of units if more than 3 Family

() Two Family Dwelling

() Three or more family dwelling _____ Number of persons to occupy dwelling: _____

Name of property owner(Seller): _____

Tel #: _____

New mailing address: _____

Name of buyer: _____

Present Address: _____

Contact Person: _____ Contact #: _____

Office use only:

Payment: _____ Cash _____ Check# _____ Application# _____

Inspection date: _____ Sump Pump: _____ YES _____ NO

Passed _____ Failed _____ Signature of Inspector: _____

Comments: _____

Requirements for obtaining a Certificate of Continued Occupancy for re-sale

Carbon Monoxide, Smoke Detectors

No Certificate of Continued Occupancy shall be issued for any structure unless an approved "Automatic Fire Detection System" and Carbon Monoxide Detector is installed per current Uniform Fire Code for the State of New Jersey.

Existing one and two family dwellings may utilize battery operated smoke detectors. Carbon monoxide detectors may also be battery operated.

If an electric system is installed, the system must be interconnected so that the activation of any one detector will activate all other detectors. **The system will be tested during our inspection.** It is your responsibility to notify the monitoring company that the system will be set off for testing. You must know the code to activate and deactivate the system.

Detector locations:

Basement: **Smoke detector** must be located on ceiling of basement, at foot of stairs. Do not install at top of basement steps as this location is the first floor.

First and Second Floors:

Smoke and Carbon Monoxide detectors

Smoke detector and carbon monoxide detector must be installed within 10 ft of all bedrooms and on each level a bedroom is located. Install in a common area such as hallway outside the bedrooms - not within the bedrooms.

If no sleeping area on the first floor – **Smoke detector only** must be placed on ceiling at bottom of stairs leading to second floor.

No detector shall be installed within three (3) feet of an external door, window or air vent.

Fire Extinguisher:

Fire extinguisher must be mounted on wall within 10 feet of the kitchen area. Do not mount inside cabinets or behind door that may lead to basement. **Fire extinguisher must be immediately visible.**

Instructions must be attached and the top of the fire extinguisher must be no higher than 48 inches off the floor.

Fire extinguisher must be rated for residential use consisting of an A:B:C type

Fire Extinguisher must be minimum 5 pound but no greater than 10 pound rated.

Sump Pumps:

If you currently have a sump pump installed, it must empty out onto your property or onto the street. Sump pumps cannot be directly connected into the Boroughs sewer system or empty into a sink.

Sidewalks:

Sidewalks should be kept in proper state of repair. If any sidewalk is in a state of disrepair which shall constitute a danger, it will need to be replaced or repaired prior to inspection at the expense of the owner. Sidewalk Permit required for replacement of slabs.

Shade Tree Commission must be notified for problems concerning Borough trees affecting sidewalk. Shade Tree Commission may be reached at: 201 599-6293.