

CERTIFICATE OF OCCUPANCY FOR RESALE - CHECKLIST

REVISED 08/28/2019

THERE ARE DIFFERENT TYPES OF SMOKE DETECTORS:

1. BATTERY OPERATED SMOKE DETECTORS
2. ELECTRIC OPERATED SMOKE DETECTORS
3. ELECTRIC OPERATED SMOKE DETECTORS – INTERCONNECTED
4. ELECTRIC OPERATED SMOKE DETECTORS – INTERCONNECTED WITH BATTERY BACK-UP

*THE TYPE OF SMOKE DETECTORS REQUIRED DEPENDS ON THE TYPE OF SMOKE DETECTORS THAT WERE REQUIRED AT THE DATE OF ORIGINAL CONSTRUCTION OR DATE OF AN ALTERATION.

*REPLACING ELECTRIC SMOKE DETECTORS WITH BATTERY OPERATED SMOKE DETECTORS IS **NOT PERMITTED**.

*DEFECTIVE INTERCONNECTED SMOKE DETECTORS MUST BE REPLACED WITH COMPATIBLE DETECTORS OR IN THE ALTERNATIVE; ALL INTERCONNECTED DETECTORS MUST BE REPLACED TO MEET THE REQUIREMENTS.

*SMOKE DETECTORS OVER TEN YEARS OLD ARE OUTDATED AND MUST BE REPLACED.

YEAR STRUCTURES BUILT / ALTERED:

MINIMUM REQUIREMENTS FOR SMOKE DETECTORS

- PRIOR TO JANUARY 1977 ----- BATTERY OPERATED SMOKE DETECTORS ON ALL LEVELS.
- JANUARY 1977 – SEPTEMBER 1978 ----- ELECTRIC SMOKE DETECTORS ON SLEEPING LEVELS. BATTERY OPERATED SMOKE DETECTORS ON ALL OTHER LEVELS.
- OCTOBER 1978 – JANUARY 1983 ----- ELECTRIC SMOKE DETECTORS ON SLEEPING LEVELS AND BASEMENT LEVEL.
- FEBRUARY 1983 – JULY 1984 ----- ELECTRIC SMOKE DETECTORS ON ALL LEVELS.
- AUGUST 1984 – FEBRUARY 1991 -----ELECTRIC SMOKE DETECTORS ON ALL LEVELS. ALL DETECTORS MUST BE INTERCONNECTED.
- MARCH 1991 – TO PRESENT ----- ELECTRIC SMOKE DETECTORS ON ALL LEVELS & INSIDE EACH BEDROOM. ALL DETECTORS MUST BE INTERCONNECTED & EQUIPPED WITH BATTERY BACK-UP.

A SMOKE DETECTOR IS REQUIRED ON ALL BUILDING LEVELS INCLUDING THE BASEMENT.

A SMOKE DETECTOR IS REQUIRED WITHIN 10 FEET OF EVERY BEDROOM DOOR.

THE SMOKE DETECTOR INSTALLED ON THE BASEMENT LEVEL AND ALL LEVELS WITHOUT A SLEEPING AREA MUST BE LOCATED IN CLOSE PROXIMITY TO THE STAIRWAY LEADING TO THE FLOOR ABOVE.

SMOKE DETECTORS MUST BE PROPERLY MOUNTED AND SECURED TO THE CEILING. SMOKE DETECTOR BASE MUST BE FLUSH WITH THE CEILING.

ALL SMOKE ALARMS MUST BE UL LISTED OR EQUIVALENT AND MUST HAVE A TEST BUTTON.

COMMON AREA HALLWAYS AND STAIRWAYS IN TWO-FAMILY HOUSES MUST HAVE SMOKE DETECTORS AT EACH LEVEL.

HOMES EQUIPPED WITH A MONITORED SMOKE DETECTION SYSTEM WILL NEED THE SYSTEM TO BE OPERATIONAL AND YOU WILL NEED TO OBTAIN A NFPA-72 TEST REPORT FROM THE MONITORING COMPANY, DATED NO LATER THAN 30 DAYS PRIOR TO CLOSING DATE.

SMOKE DETECTORS ARE NOT PERMITTED:

- WITHIN 5 FEET OF A KITCHEN (COOKING VAPORS)
EXCEPTION: PHOTOELECTRIC TYPE SMOKE DETECTORS MAY BE WITHIN 5 FEET OF KITCHEN.
- WITHIN 3 FEET OF AN ATTIC FAN OR THE TIP OF A CEILING FAN BLADES.
- WITHIN 3 FEET OF THE DOOR LEADING TO A BATHROOM CONTAINING A TUB OR SHOWER (STEAM).
EXCEPTION: PHOTOELECTRIC TYPE SMOKE DETECTORS MAY BE WITHIN 3 FEET OF BATHROOM.
- WITHIN 3 FEET OF AN AIR VENT (SUPPLY OR AIR FLOW).
- WITHIN 1 FOOT OF A LIGHT FIXTURE.
- WITHIN THE “DEAD AIR SPACE” WHERE THE WALL MEETS THE CEILING (CEILING DETECTORS MUST BE AT LEAST 4” FROM WALL, WALL MOUNTED DETECTORS MUST BE AT LEAST 4” AND NO MORE THAN 12” FROM THE CEILING).
- SMOKE DETECTORS ARE NOT PERMITTED TO BE PAINTED.

CARBON MONOXIDE (CO) DETECTOR REQUIREMENTS

A CARBON MONOXIDE DETECTOR IS REQUIRED ON EVERY LEVEL AND ALSO ON THE SLEEPING LEVEL(S) OF ALL 1 & 2 FAMILY DWELLINGS. THE DETECTORS MUST BE IN THE HALLWAY WITHIN 10 FEET OF EVERY BEDROOM DOOR. IF A LEVEL HAS MORE THAN ONE SLEEPING AREA, CARBON MONOXIDE DETECTORS ARE REQUIRED BY EACH SLEEPING AREA.

CARBON MONOXIDE DETECTORS MAY BE BATTERY OR ELECTRIC.

IF A COMBINATION SMOKE DETECTOR/CARBON MONOXIDE DETECTOR IS INSTALLED, THE PLACEMENT OF THE DETECTOR MUST MEET THE REQUIREMENTS FOR A SMOKE DETECTOR.

PORTABLE FIRE EXTINGUISHER REQUIREMENTS

A PORTABLE FIRE EXTINGUISHER IS REQUIRED WITHIN 10 FEET OF THE KITCHEN AREA.

THE FIRE EXTINGUISHER MUST BE:

- A MINIMUM OF 2 ½ POUNDS AND A MAXIMUM OF 10 POUNDS – (2A-10B:C)
- RATED AS (A-B-C) TYPE FIRE EXTINGUISHER.
- LISTED, LABELED, CHARGED AND OPERABLE.
- THE FIRE EXTINGUISHER MUST HAVE A VALID SERVICE TAG INDICATING THE EXTINGUISHER HAS BEEN SERVICED WITHIN THE PAST YEAR.
EXCEPTION: A NEW EXTINGUISHER (PURCHASED WITHIN 6-MONTHS) WITH THE ORIGINAL RECEIPT TAPED TO THE EXTINGUISHER.
- MOUNT EXTINGUISHER IN BRACKET SUPPLIED BY MANUFACTURER.
- MOUNT SO THE TOP OF THE EXTINGUISHER IS NO MORE THAN 5 FEET OFF THE FLOOR; AND THE BOTTOM IS AT LEAST 6 INCHES OFF THE FLOOR.
- IN A READILY ACCESSIBLE SPOT, OUT IN THE OPEN FREE FROM BLOCKING ITEMS. NOT BEHIND A DOOR OR IN A CABINET.
- MOUNT EXTINGUISHER NEAR A ROOM EXIT OR TRAVEL WAY THAT PROVIDES AN ESCAPE ROUTE TO THE EXTERIOR.
- THE EXTINGUISHER MUST BE ACCOMPANIED BY THE OWNER’S MANUAL OR WRITTEN INFORMATION REGARDING THE OPERATION, INSPECTION AND MAINTENANCE OF THE EXTINGUISHER.
- THE EXTINGUISHER MUST BE INSTALLED SO THE OPERATING INSTRUCTIONS SHALL BE CLEARLY VISIBLE.

RESIDENTIAL FIRE SUPPRESSION SYSTEM REQUIREMENTS

HOMES EQUIPPED WITH A RESIDENTIAL FIRE SUPPRESSION SYSTEM (SPRINKLER SYSTEM) MUST HAVE A LICENSED CONTRACTOR CONDUCT AN INSPECTION OF THE SYSTEM AND SUBMIT AN INSPECTION REPORT. HOMEOWNERS MAY FIND LICENSED CONTRACTORS AT THE NJ DIVISION OF FIRE SAFETY WEB SITE;
<http://www.state.nj.us/dca/dfs/contcert.shtml>

OTHER REQUIREMENTS – OTHER ITEMS MAY NEED TO BE ADDRESSED UPON INSPECTION.

- SUMP PUMP ARE NOT PERMITTED TO DISCHARGE INTO A SEWER LINE, SINK.
- HANDRAILS ARE REQUIRED ON INTERIOR & EXTERIOR STAIRS.
- EXTENSION CORDS ARE NOT A PERMANENT WIRING SYSTEM.

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.

IT IS THE RESPONSIBILITY OF THE SELLER TO CLOSE OUT ALL PERMITS PRIOR TO CO INSPECTION