

BOROUGH OF NEW PROVIDENCE
DEPARTMENT OF PLANNING AND DEVELOPMENT
360 Elkwood Avenue
New Providence NJ 07974
PH (908)665-1098
Fax (908)665-8361

APPLICATION FOR RESALE/RENTAL CERTIFICATE

PLEASE PRINT OR TYPE

BLOCK _____ LOT _____ CLOSING DATE _____

RESALE CO ____ RENTAL CO ____

PRESENT USE: ____ 1-family ____ 2-family ____ multi-family (units ____) ____ condo ____ townhouse ____ apt

ADDRESS TO BE INSPECTED: _____ Apt# _____

NEW OWNERS /TENANTS NAME: _____

NAME OF BUILDING OWNER _____

ADDRESS OF OWNER: _____

PHONE# _____ CELL # _____

PRINT AGENT NAME _____ AGENT PHONE# _____

Answer either yes of N/A:

- ____ Working Smoke Detector on each level of the dwelling, excluding attic and crawl space
- ____ Carbon Monoxide Alarm installed and working
- ____ Fire Extinguisher installed
- ____ Swimming Pool Fences and gates are in place and operative
- ____ House numbers
- ____ Illegal sump pumps, roof drains and other connections to sanitary sewer eliminated
- ____ Construction permit have been obtained and closed for all work and Plumbing, electrical, fire and building hazards eliminated
- ____ Use conforms with applicable zoning ordinance requirements
- ____ Valid Lead free or Lead Safe certificate (rental only) (Copy required)

*To the best of my knowledge, this property is in Conformance with the requirements for a Resale/Rental
Certificate of Occupancy as outlined in the handout provided.*

SIGNATURE OF OWNER OR AGENT: _____ **DATE:** _____

FEE MUST ACCOMPANY APPLICATION: Make check payable to the Borough of New Providence

1. 1or2 family detached - \$100.00 per unit
 2. Multi-family dwellings, townhouse, condos - \$100.00 per unit
 3. Apartment buildings - \$50.00 per unit
- (fee includes 1st reinspection, additional inspections \$25.00 each)

Allow at least 10 business days prior to closing

***NO CERTIFICATE WILL BE ISSUED WITHOUT THE ABATEMENT OF ANY OUTSTANDING PERMITS, VIOLATIONS OR WORK
CONDUCTED WITHOUT PROPER PERMITS.***

FOR OFFICIAL USE ONLY

Certificate #: _____

Requested date and time of inspection: _____

Approval date: _____ Inspector: _____

1) Failed inspection date: _____ Inspected by: _____ List violation on back

2) Reinspection date: _____ Inspected by: _____

Open Permits? ____ Yes ____ No ____ List: _____

Type of payment: ____ Cash ____ Check (#____) ____ Credit Card

Re-inspection payment: ____ Cash ____ Check (#____) ____ Credit Card

BOROUGH OF NEW PROVIDENCE
DEPARTMENT OF PLANNING AND DEVELOPMENT

Resale/Rental Certificate Check List

1. **Smoke & Carbon Monoxide Detectors** - Required by State of NJ to be in the vicinity of each bedroom door. **PLEASE NOTE:** If your dwelling is equipped with a hard-wired electric interconnected smoke/CO system in accordance with the building code regulations during construction, these systems **must** remain in place and operated as intended throughout the life of the building.
2. **Smoke Detector placement** - The best locations are on the ceiling, although the wall is allowed. The usual placement in the basement and first floor is within three feet of the opening of the stairway on the ceiling. (Guidelines attached)
3. **Fire Extinguisher** – Required by the State of NJ portable Fire Extinguisher must be mounted in an accessible location within 10 feet of each kitchen area. The size shall be no smaller than 2A:10B:C rated for residential use and weighing no more than 10lb.
4. **Electrical Covers** – Proper electrical device covers are needed on all electrical switches, outlets, and junction boxes. Do not forget the covers behind the couch or dresser.
5. **Extension/zip cords** – These items are for a temporary use only and are not permitted; they cannot pass through a wall or floor. They are commonly found stapled to the baseboards of older homes. Remember to unplug or shut off the power source before attempting to remove them.
6. **Pressure relief discharge pipe** – The pipe is required on boilers and water heaters; this should discharge around six to eight inches off the floor. Yes, a permit is needed to replace the water heater.
7. **Gas piping** – Must be properly strapped with shut off valves near appliance. If the appliance is removed the gas pipe must be capped. Aluminum gas piping is not permitted.
8. **Clearances to combustibles** – Provide required space around fuel burning appliances. Following manufacturer requirements.
9. **Pool requirements** – All pools are to be protected in the proper manner such as fencing and gates according to state code.
10. **Street numbers** – Numbers to your house should be visible in case of an emergency, numbers should have a minimum ½ inch stroke and a minimum of 3 inches in height and must be visible from the street.
11. **Site triangle** – Maintain adequate clearance between the street and vegetation on your property. Corner lots cannot restrict visibility of pedestrians and motor vehicles.

12. **Sump pump discharge** – Roof drains or other connections to sanitary sewers are illegal and shall be eliminated.
 13. **Roof, leader pipe and water runoff** – The roof shall be sound, tight, and not have defects that admit rain. The leader pipes should terminate at the ground and discharge the water away from your foundation and not into the neighbor's yard.
 14. **Construction permits** – Have permits been obtained and certificates have been issued for all work as required by the NJ Uniform Construction Code or State Law.
 15. **Use of property** – Conforms to the applicable Zoning Ordinance requirements.
 16. **Lead Certificate** – As required by the State of New Jersey, all rental properties shall have a Lead-free Certificate or a Lead Safe Certificate. A copy of the certificate must be included with the application.
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Permits are required to: Changes to your kitchen and/or bathroom may require a permit. Did you finish off the basement or attic, use it as an addition bedroom? The intended use of some areas was not designed to be used for habitable space. State building codes dictate certain safety requirements that must be installed or altered for adding additional habitable space. State building codes dictate certain safety requirements that must be installed or altered for adding additional living space.

THESE ARE STATE MANDATED BUILDING CODES.

NOTE: The above listed check list items are not intended to be all-inclusive, but are only a partial listing of the most frequently found violations during Resale/Rental certificate inspections.

It is recommended that the Resale/Rental Certificate Inspection be conducted as soon as the contract is signed. Stop by the Building Department and fill out the application or call us at (908)665-1098. Inspections can be scheduled when the payment is received.

WHERE TO LOCATE DETECTORS:

Detectors are to be located on every level of a residence, (basement, first floor, second floor) excluding crawl spaces and unfinished attics, and in every separate sleeping area, between sleeping areas and living 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 each sleeping area 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 DETECTORS:

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

Kitchens-smoke from cooking may cause nuisance alarm.

Bathrooms-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 furnaces 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 of ceiling-"Dead Air" at the top may prevent smoke from reaching detector.

FURTHER INFORMATION ON DETECTOR PLACEMENT:

For further information about detector placement consult the National Protection Association's Standard No. 74-1984, titled "Household Fire Warning Equipment." This publication may be obtained by writing to the Publication Sales Department, National Fire Protection Association, Batterymarch Park, Quincy, MA. 02269.

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

WHERE TO LOCATE FIRE EXTINGUISHER:

Within 10 feet of the kitchen and located in the exit or travel path; and is visible and in a readily accessible location. The top of the fire extinguisher is not more than 5 feet above the floor and is mounted using manufacturer's hanger or brackets. Minimum size of 2A:10B:C and weigh no more than 10 pounds, is accompanied with the owner's manual or with the proper written instructions. The extinguisher is listed, labeled, charged and operable. The extinguisher must have been serviced and tagged by a contractor certified by the New Jersey Division of Fire Safety within the past 12 months or seller must provide a recent proof of purchasing receipt.

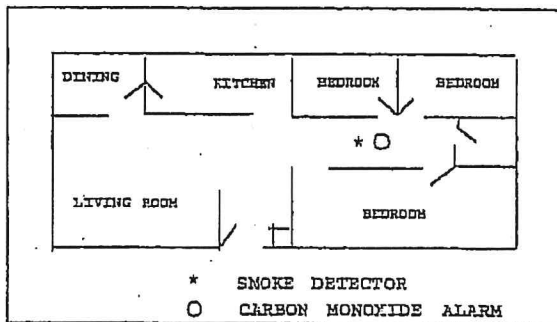


Figure 1

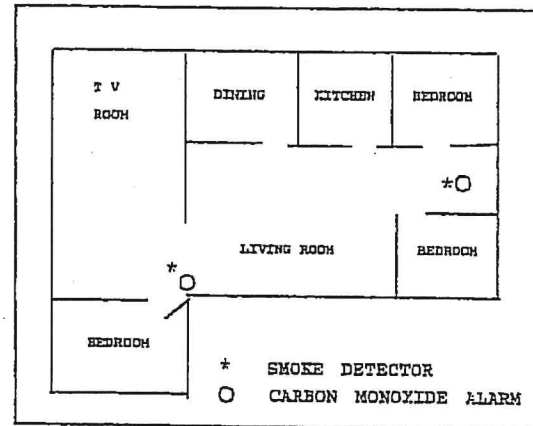


Figure 2

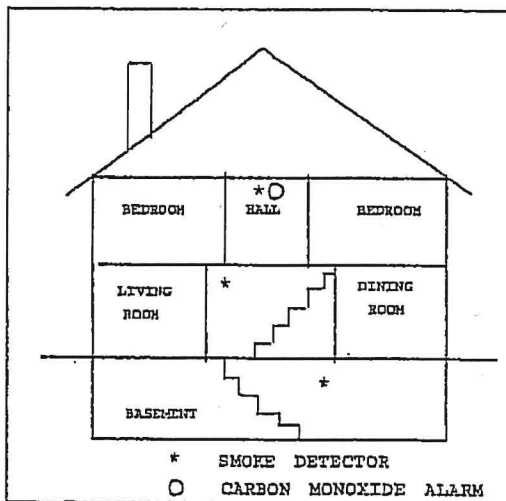


Figure 3

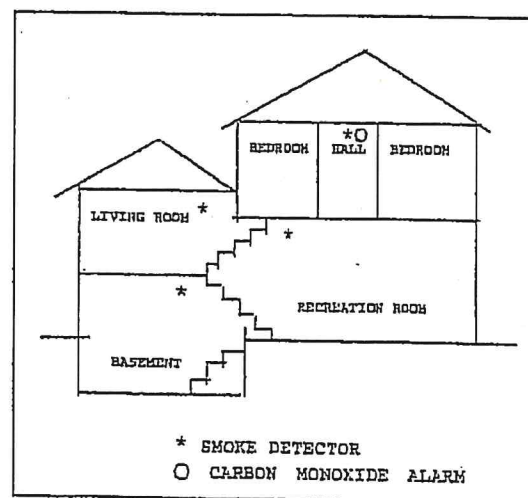


Figure 4

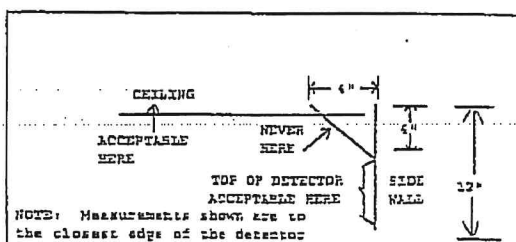


Figure 5

As per NFPA all smoke and carbon monoxide detectors cannot be older than 10 years

DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF FIRE SAFETY
MEMORANDUM

TO: ALL LOCAL ENFORCING AGENCIES
FROM: LOUIS KILMER, CHIEF – BUREAU OF FIRE CODE ENFORCEMENT
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:

- 1) At least one portable fire extinguisher shall be installed in all one- and two-family dwellings (except seasonal rental units) upon change of occupancy;
- 2) The extinguisher shall be listed, labeled, charged, and operable;
- 3) The size shall be no smaller than 2A:10B:C, rated for residential use and weigh no more than 10lbs;
- 4) The hangers or brackets supplied by the manufacturer must be used;
- 5) The extinguisher must be located within 10 feet of the kitchen;
- 6) The top of the extinguisher must not be more than 5 feet above the floor;
- 7) The extinguisher must be visible and in a readily accessible location, free from being blocked by furniture, storage, or other items;
- 8) The extinguisher must be near a room exit or travel path that provides an escape route to the exterior;
- 9) The extinguisher must be accompanied by an owner's manual or written information regarding the operation, inspection, and maintenance of the extinguisher; and
- 10) Lastly, the extinguisher must be installed with the operating instructions clearly visible.

NOTICE: All real estate transactions are effected (sales and rentals)

Effective January 1, 2019, the NJ Uniform Fire Code has changed the provisions relative to smoke detectors in cases of residential re-sales and rentals. New Providence enforces these Fire Code requirements as part of the Zoning Certificate of Occupancy process.

Essentially, any residential *Zoning* C.O. for sale or rental (single, two-family, condos and apartments) starting in 2019 will require that the dwelling or apartment be equipped with **sealed unit, 10-year smoke detectors** in all locations required by the code, *even if the dwelling or apartment is currently equipped with working battery smoke detectors*. To be precise, most but not all of them are lithium-ion powered. We are developing a plan to disseminate this information to the real estate community and all Zoning C.O. applicants at the DCS counter. The 10-year devices are readily available in home improvement centers, can be purchased with or without built-in carbon monoxide detection, and are available in both ionization and photoelectric detection processing. There are no changes for dwellings equipped with AC-powered, hard-wired smoke detectors.

Missing (or removed) batteries are a primary cause of detector failure in post-fire analyses. By contrast, these sealed units do not ever need battery replacement.....they are simply disposable at the end of their 10-year life. For information, even existing smoke detectors, battery and hard-wired, have a 10-year life and should be replaced in your own homes. This is not a big change in technology, but rather deals with the risks of dead or missing batteries as well as detectors in use well beyond their useful life.