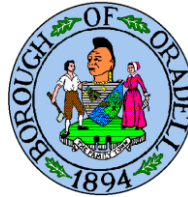


BOROUGH OF ORADELL

355 Kinderkamack Road
ORADELL, NEW JERSEY 07649



STEPHEN A. DEPKEN
CONSTRUCTION OFFICIAL
ZONING OFFICER

(201) 261-8005
Fax (201) 261-4142

CERTIFICATE OF CONTINUED OCCUPANCY

RESIDENTIAL - 1&2 FAMILY DWELLING (R-3, R-5) – APARTMENT (R-2)

30 DAYS ADVANCE INSPECTION NOTICE IS REQUIRED ** INSPECTIONS: MONDAY THRU FRIDAY 10:30AM – 2:00PM

A COMPLETED APPLICATION AND FEE MUST BE SUBMITTED PRIOR TO SCHEDULING AN APPOINTMENT.

**** INSPECTION FEES MUST BE PREPAID – MAKE CHECKS PAYABLE TO “BOROUGH OF ORADELL” ****

**** A \$500. PENALTY WILL BE ASSESSED FOR CLOSING OR LEASING BEFORE CCO IS ISSUED. ****

**** IF INSPECTION DATE OR CERTIFICATE REQUEST IS MADE: ****

5 TO 10 BUSINESS DAYS PRIOR TO CLOSING OR CHANGE OF OCCUPANCY: THE FEE IS THE ORIGINAL FEE + 1/2 THE ORIGINAL FEE.

4 BUSINESS DAYS OR LESS PRIOR TO CLOSING OR CHANGE OF OCCUPANCY: THE FEE IS DOUBLE THE ORIGINAL FEE.

(PLEASE TYPE OR PRINT CLEARLY)

DATE:

ADDRESS:

BLOCK:

LOT:

☐ SINGLE FAMILY DWELLING

☐ 2-FAMILY DWELLING

☐ TOWNHOUSE / CONDO

APPLICATION IS HEREBY MADE FOR A CERTIFICATE OF CONTINUED OCCUPANCY

NAME OF PRESENT OWNER:	PHONE #:	EMAIL:	
ADDRESS: (IF DIFFERENT THAN ABOVE)	TOWN:	STATE:	ZIP CODE:
NAME OF NEW OWNER:	PHONE #:	EMAIL:	
ADDRESS: (IF DIFFERENT THAN ABOVE)	TOWN:	STATE:	ZIP CODE:
REALTOR AGENT NAME:	PHONE #:	EMAIL:	
CLOSING DATE:	AUTOMATIC FIRE ALARM:	BURGLAR ALARM:	
ARE ADDRESS NUMBERS DISPLAYED ON OR ADJACENT TO FRONT DOOR?			

******FOR RENTAL USE ONLY******

NAME OF TENANT:	PHONE #:	EMAIL:
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ENTER ALL OCCUPANTS NAMES - CHECK (A)ADULT OR (C)CHILD(18 or under)

NAME		NAME	
	A <input type="checkbox"/> C <input type="checkbox"/>		A <input type="checkbox"/> C <input type="checkbox"/>
	A <input type="checkbox"/> C <input type="checkbox"/>		A <input type="checkbox"/> C <input type="checkbox"/>
	A <input type="checkbox"/> C <input type="checkbox"/>		A <input type="checkbox"/> C <input type="checkbox"/>

NOTIFY IN CASE OF EMERGENCY:

NAME:	PHONE #:
ADDRESS:	TOWN: STATE: ZIP CODE:

LEASE DATE : _____

IF THIS PROPERTY HAS BEEN VACATED DUE TO THE SALE OF SAID PROPERTY OR IF THERE HAS BEEN A CHANGE IN USE OR CHANGE IN TENANCY OR OCCUPANCY, THE OWNER OF SAID PREMISES SHALL APPLY FOR AND SECURE A CERTIFICATE OF CONTINUED OCCUPANCY. "AS PER CHAPTER 85. CERTIFICATE OF CONTINUED OCCUPANCY. BOROUGH CODES OF ORADELL".

SIGNATURE OF OWNER OF PROPERTY: _____

One & two family dwelling Fee: \$100, reinspection Fee: \$60 *** Apartment Fee: \$90, reinspection Fee \$50**

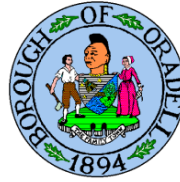
CASH: _____ (Exact Amount) CHECK #: _____ RECEIVED BY: _____ DATE: _____

APPROVED BY: CONSTRUCTION OFFICIAL: _____ DATE: _____

CERTIFICATE #: _____ DATE: _____

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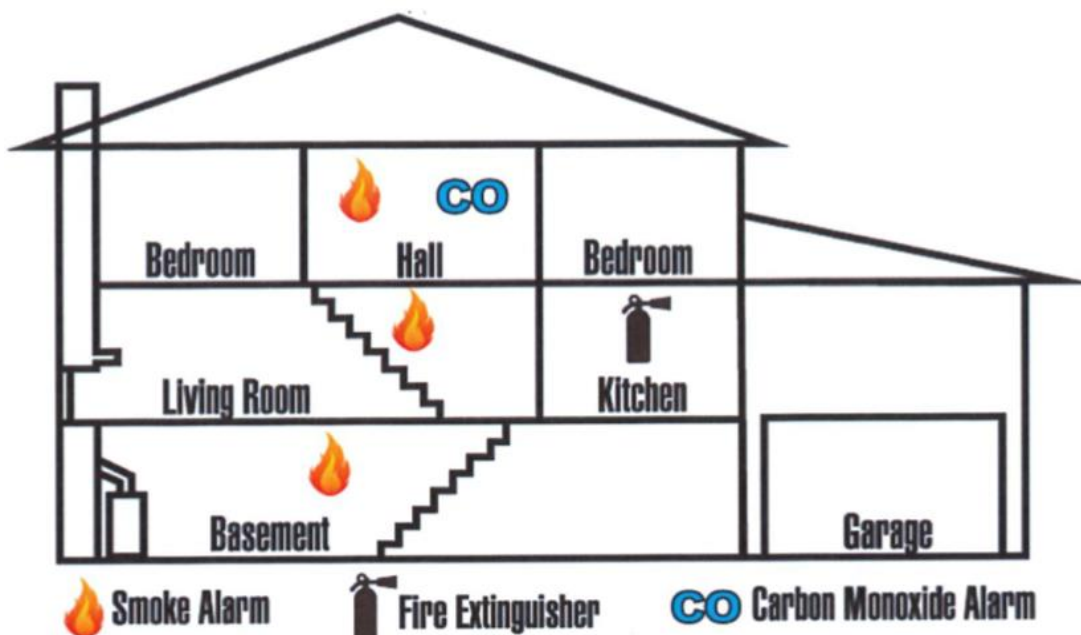
RESIDENTIAL 1&2 FAMILY DWELLING **SMOKE DETECTOR, CARBON MONOXIDE (CO) DETECTOR & FIRE EXTINGUISHER** **APPLICATION**

PLEASE REVIEW ALL ITEMS LISTED BELOW AND DETERMINE THAT THE STRUCTURE COMPLIES WITH THE REQUIREMENTS FOR EACH LISTED ITEM. WHEN YOU HAVE DETERMINED THAT THE STRUCTURE MEETS ALL LISTED REQUIREMENTS, PLEASE SIGN AND DATE WHERE REQUIRED AND SETUP AN INSPECTION.

SMOKE DETECTOR REQUIREMENTS

- 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. (SEE TABLE BELOW)

<u>YEAR STRUCTURE WAS BUILT / ALTERED:</u>	<u>MINIMUM REQUIREMENTS FOR SMOKE DETECTORS</u>
PRIOR TO JANUARY 1977	BATTERY OPERATED SMOKE DETECTORS ON ALL LEVELS.
JANUARY 1977 to SEPTEMBER 1978	ELECTRIC SMOKE DETECTORS ON SLEEPING LEVELS BATTERY OPERATED SMOKE DETECTORS ON ALL OTHER LEVELS.
OCTOBER 1978 to JANUARY 1983	ELECTRIC SMOKE DETECTORS ON SLEEPING LEVELS AND BASEMENT LEVEL.
FEBRUARY 1983 to JULY 1984	ELECTRIC SMOKE DETECTORS ON ALL LEVELS.
AUGUST 1984 to FEBRUARY 1991	ELECTRIC SMOKE DETECTORS ON ALL LEVELS. ALL DETECTORS MUST BE INTERCONNECTED
MARCH 1991 to TO PRESENT	ELECTRIC SMOKE DETECTORS ON ALL LEVELS & INSIDE EACH BEDROOM. ALL DETECTORS MUST BE INTERCONNECTED & EQUIPPED WITH BATTERY BACK-UP.



- ALL SMOKE DETECTORS OVER TEN YEARS OLD ARE OUTDATED AND MUST BE REPLACED WITH A TEN-YEAR SEALED SMOKE DETECTOR (As per the Uniformed Fire Code).
- IT IS **NOT PERMITTED** TO REPLACE AN ELECTRIC SMOKE DETECTOR WITH BATTERY OPERATED SMOKE DETECTOR.
- DEFECTIVE INTERCONNECTED SMOKE DETECTORS MUST BE REPLACED WITH COMPATIBLE DETECTORS. 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.
- 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).

THIS DWELLING HAS THE PROPER SMOKE DETECTORS INSTALLED IN THE REQUIRED LOCATIONS IN ACCORDANCE WITH THE REQUIREMENTS ABOVE AND WERE TESTED AND ARE OPERATING PROPERLY.

Date:

PROPERTY OWNER sign	OR AGENT sign
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CARBON MONOXIDE (CO) ALARM REQUIREMENTS

- A WORKING CARBON MONOXIDE ALARM (UL-2034) IS INSTALLED IN THE IMMEDIATE VICINITY (WITHIN 10 FEET) OF EACH SLEEPING AREA(S) OF ALL 1 & 2 FAMILY DWELLINGS. THE ALARM MUST BE IN THE HALLWAY WITHIN 10 FEET OF EVERY BEDROOM DOOR. IF A LEVEL HAS MORE THAN ONE SLEEPING AREA, CARBON MONOXIDE ALARM IS INSTALLED BY EACH SLEEPING AREA.
- CARBON MONOXIDE ALARM MAY BE BATTERY OR ELECTRIC.
- IF A COMBINATION SMOKE DETECTOR/CARBON MONOXIDE ALARM IS INSTALLED, THE PLACEMENT OF THE DETECTOR MUST MEET THE REQUIREMENTS FOR A SMOKE DETECTOR.

☐ **THIS DWELLING HAS THE PROPER CARBON MONOXIDE ALARM INSTALLED IN THE REQUIRED LOCATIONS AS PER REQUIREMENTS ABOVE AND WERE TESTED AND ARE OPERATING PROPERLY**

Date:

PROPERTY OWNER sign	OR AGENT sign
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PORTABLE FIRE EXTINGUISHER REQUIREMENTS

- A MINIMUM RATING (2A-10B:C) AND A MAXIMUM OF 10 POUNDS.
- 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.
- MOUNT EXTINGUISHER NEAR A ROOM EXIT OR TRAVEL PATH THAT PROVIDES AN ESCAPE ROUTE TO THE EXTERIOR.
- IN A READILY ACCESSIBLE SPOT, OUT IN THE OPEN FREE FROM BLOCKING ITEMS. NOT BEHIND A DOOR OR IN A CABINET.
- 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.

☐ **THIS DWELLING HAS THE PROPER PORTABLE FIRE EXTINGUISHER INSTALLED AS PER THE REQUIREMENTS ABOVE.**

Date:

PROPERTY OWNER sign	OR AGENT sign
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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>

ADDITIONAL ITEMS THAT NEED TO BE ADDRESSED

- OPEN OR UNOBTAINED PERMITS FOR PROJECTS THAT WERE DONE ON THE PROPERTY.
- HOT WATER HEATERS, HEATING & COOLING EQUIPMENT SUCH AS: BOILER, FURNACE, HVAC, CENTRAL A/C, ETC. SHALL HAVE AN INSPECTION STICKER OR PROOF OF APPROVAL.
- FLUE CONNECTIONS – PROPERLY SEALED VENT CONNECTORS AT CHIMNEY.
- SUMP PUMP IS NOT PERMITTED TO DISCHARGE INTO A SEWER LINE, SINK OR NEW CURB DISCHARGE.
- HANDRAILS / GUARDRAILS ARE REQUIRED ON INTERIOR & EXTERIOR STAIRS WITH 4 RISERS OR MORE REQUIRE A HANDRAIL AND GUARDS 30" ABOVE FLOOR GRADE.
- GARAGE DOOR OPENER (extension cords are not a permanent wiring system).
- POOL BARRIER FENCING – MUST BE CODE COMPLIANT AND GATES NEED TO BE SELF-CLOSING & SELF-LATCHING.
- ATTIC & BASEMENT AREAS ARE NOT PERMITTED TO BE UTILIZED AS A BEDROOM OR SLEEPING AREA UNLESS THERE IS AN APPROVED CODE COMPLIANT MEANS OF EGRESS.
- PROPERTY MAINTENANCE – NO OPEN VIOLATIONS

IF YOU NEED ANY FURTHER ASSISTANCE, PLEASE CONTACT THE BUILDING DEPARTMENT AT,
(201) 261-8005 or rbob@oradell.org