



BOROUGH OF PARK RIDGE CONSTRUCTION DEPARTMENT

53 Park Avenue
Park Ridge, N.J. 07656

Tel: 201-573-1800

Fax: 201-391-7130

Website: www.parkridgeboro.com

Dear Property Owner:

Prior to the closing on the sale of residential property, two certificates are required by the Borough:

1. **Smoke Detector, Carbon Monoxide Certification and Fire Extinguisher Compliance:**

This is an affidavit by the seller/owner that smoke detectors, carbon monoxide alarms and ABC rated fire extinguishers are installed and in operating condition. The Borough will inspect the premises prior to issuing the certificates.

2. **Certificate of Continued Occupancy (CCO):**

This application causes a review of the Borough's files to determine if the seller has any open building permits or zoning violations and that the utilities and tax files are current and up to date.

3. **Fees for Fire Certificate and CCO:**

a. The fee for the Certificate of Smoke Detector Compliance is as follows and will be calculated by our office and is **payable to Park Ridge Fire Prevention.**

• MORE THAN 10 BUSINESS DAYS	\$ 35.00
• LESS THAN 10 BUT MORE THAN 4 BUSINESS DAYS	\$ 70.00
• FOUR OR LESS BUSINESS DAYS	\$125.00

b. The fee for the Certificate of Continued Occupancy is **\$125.00** and is **payable to Borough of Park Ridge.**

NOTE: BOTH FEES REQUIRE TWO SEPARATE CHECKS PAYABLE TO LISTED ABOVE.

4. Both certificates are issued together.

5. Unless there are complications, the certificates should be ready within 10 business days.

The applications are also available on the Borough website under the Construction Department tab.



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APPLICATION FOR CERTIFICATE OF CONTINUED OCCUPANCY
RESALE OF RESIDENTIAL DWELLING

BLOCK: _____ **LOT:** _____ **ZONE:** _____ **DATE:** _____

Address of Property: _____

Present Owner of Property: _____

Address of Owner if different from above: _____

Telephone (Home) _____ **(Mobile):** _____

Name of Buyer: (Print) _____

Present Address of Buyer: _____

Telephone (Home): _____ **(Mobile):** _____

Closing Date: _____

Description of Dwelling: **Single Family** _____ **Two-Family** _____ **Other** _____

Application is hereby made for a Certificate of Continued Occupancy for the subject property indicated above.

OFFICE USE ONLY

\$125.00 Fee: _____ **Received by:** _____ **Date:** _____

INSPECTION DATE: _____ **TIME:** _____

Date CCO Issued: _____ **Signed:** _____

CCO Number: _____



BOROUGH OF PARK RIDGE

55 PARK AVENUE
PARK RIDGE, N.J. 07656

FIRE PREVENTION BUREAU
OFFICE OF THE FIRE OFFICIAL
TEL. (201) 391-5547

APPLICATION FOR ONE & TWO FAMILY DWELLING CERTIFICATION OF SMOKE DETECTOR, CARBON MONOXIDE ALARM & FIRE EXTINGUISHER COMPLIANCE

Dwelling Location Block: _____ Lot: _____
Street: _____
Municipality: PARK RIDGE County: BERGEN

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

- Smoke detector on each level of the dwelling, including the basement – excludes attic or crawl space
- Outside each sleeping area; and within ten (10) feet of bedroom
- All smoke detectors are in working order
- One 5lb. ABC Dry Chemical Fire Extinguisher

A new law in New Jersey requires that all new or replacement smoke detectors must be powered by a sealed, non-removable battery with a minimum battery life of 10 years or hard-wired to the building.

An inspection shall be conducted by the owner or an authorized representative of the owner. The smoke detectors required above shall be located in accordance with NFPA 74; the carbon monoxide alarm(s) installed per NFPA-723. The detectors are not required to be interconnected. Battery powered detectors and alarms are acceptable.

Note: AC powered and/or interconnected alarms and smoke detectors installed in home constructed after January 1977 shall be maintained in working order. See diagrams attached for further information regarding installation.

NOTE: A check or money order made payable to "Park Ridge Fire Prevention" must accompany this form. Fees are based on the time between the date this form is submitted and the closing date.

- More than 10 business days \$35.00
- Less than 10 but more than business days \$70.00
- Four or less business days \$125.00

Once issued, a Certificate is not transferable, nor is a fee refundable. If the change of occupant does not occur within six months, a new application shall be required.

FOR OFFICE USE

Date Received: _____ Check # _____ Certification: Accepted Denied

Inspection Date: _____ Certification #: _____ Inspected/Approved by: _____
John Hansen, Fire Official

CERTIFICATE OF CONTINUED OCCUPANCY CHECKLIST

NO VISIBLE SAFETY PROBLEMS

- ___ Street numbers are visible on house with at least five (5) inches in height and three (3) inches in height at near/front of property line for houses set back from street.
- ___ All handrails/guardrails must be present the length of steps for any risers of four (4) or more and must be secure and in good condition, including the basement.
- ___ No open-ended wires not terminated in an electrical box.
- ___ All switch covers/existing working GFCI outlets on all kitchen counters and in all bathrooms.
- ___ The sump pump is NOT connected to the sewer. As per Chapter 81A, Sewers of the Code of the Borough of Park Ridge, there are no illicit connections to the Borough's sewer system, i.e. sump pump.
- ___ No broken or hazardous sidewalk or front stairs.
- ___ No illegal conversions made (i.e. One family to two-family)
- ___ Gate and Pool fences to be self-closing

SMOKE DETECTORS/CO DETECTORS

- ___ **Smoke:** Sealed, 10-year lithium battery type / **CO Detector:** 10-year battery type or plug-in type
- ___ ***Hard-wired systems must be fully functional*** - cannot be replaced with battery only detectors
(Electricians test report needed for 110V or alarm company test report for low-voltage system)

FIRE EXTINGUISHERS

- ___ Shall be an approved, listed and labeled type with a minimum rating of 2-A:10-B:C and minimum five (5) pounds.
- ___ Brackets/Hangers from manufacturer must be used
- ___ Must be visible, at accessible location, free from being blocked by furniture/storage, and near exit or travel path to exterior.
- ___ Instructions on extinguisher must be clearly visible.
- ___ Fire extinguishers must be inspected and tagged annually if located in a common area.

Owner/Agent _____

Inspector _____

SMOKE/CO DETECTOR WORKSHEET

OWNER: _____ DATE: _____

ADDRESS: _____

BLOCK/LOT: _____

CLOSING DATE: _____

SMOKE/CO DETECTOR:

	<u>FLOOR LEVEL:</u>	<u>DETECTOR TYPE:</u>	<u>LOCATION</u>	<u>OPERABLE</u>
1.	_____	_____	_____	_____
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____

INSPECTION RESULTS: { } PASS { } FAIL

COMMENTS:

Inspector

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 the bedrooms 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 house 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 a 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.
- A 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 smoke detector placement consult the National Protection Association's Standard No. 74-1984, titled "Household Fire Warning Equipment." For Carbon Monoxide alarms, their publications recommended Practice #720. These publications 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.

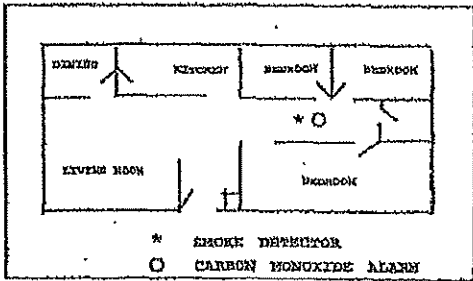


Figure 1

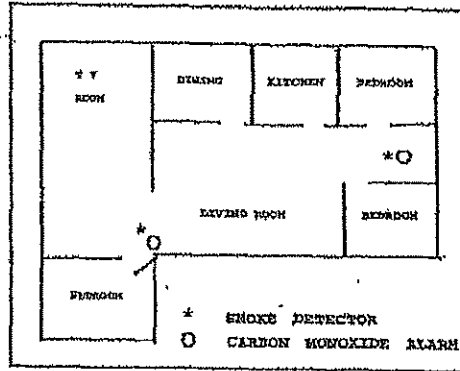


Figure 2

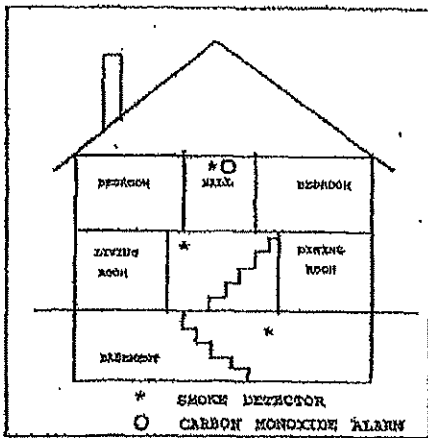


Figure 3

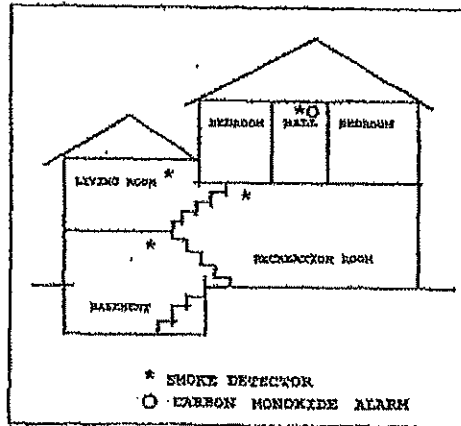


Figure 4

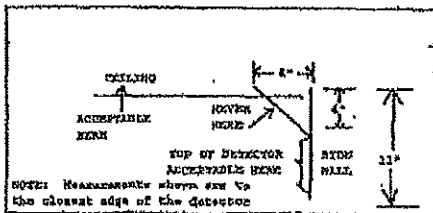


Figure 5