



TOWNSHIP OF MONROE

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RE-SALE CERTIFICATE OF OCCUPANCY INSPECTIONS CHECKLIST EFFECTIVE 05/01/2020

Below is the full extent of the Re-sale Certificate of Occupancy Inspection for Monroe Township.
It is encouraged that the buyer obtain a private home inspection report prior to purchasing any home.
It is the Homeowner's Responsibility to obtain all necessary permits required by Law.

APPLICATIONS SHOULD BE SUBMITTED 3-4 WEEKS PRIOR TO SETTLEMENT

PLEASE MAIL IN THE RE-SALE APPLICATION ALONG WITH \$100 CHECK OR MONEY ORDER, NO CASH OR CREDIT CARD

1. House Numbers must be 3" min. size on both sides of the mailbox, contrasting in colors
2. Smoke Detectors are required on All Levels, see reverse side for more details
3. Carbon Monoxide Detector required outside of sleeping areas. (Exception for houses with all electric and detached garages), see reverse side for more details
4. Fire Extinguisher (2A-10B:C) mounted visible exiting the kitchen, see reverse side for more details
5. A satisfactory lab report including Mercury for **private** wells
6. A Satisfactory Septic certification for all **private** septic systems by GC Dept of Health
7. Exterior of the property shall be maintained in a clean, safe and satisfactory condition.
8. Above & Inground Pool Barriers must be a minimum of 4 ft. fence with a minimum of 4 ft. gate which must open out, self-close and latch with a release 54" from the ground. Pools shall not be holding stagnant water.
9. Hot Tub safety straps must be in good working order.
10. All Abandoned Property Registration Fees, Penalties and all charges related to emergency work completed at the property must be paid in full.
11. All Construction permits & violations satisfied, and all penalties paid in full.
12. All outstanding Board of Health fees must be paid in full and all violations satisfied.
13. All Property Maintenance violations satisfied & penalties must be satisfied.

Please see Reverse Side for Fire Extinguisher & Detector Notification

EFFECTIVE JANUARY 1 2019 ALL BATTERY SMOKE DETECTORS MUST BE 10 YEAR SEALED BATTERY UNITS. NO OTHER DETECTORS OTHER THAN THOSE LISTED BELOW WILL BE APPROVED OR ACCEPTED

5:70-4.19 SMOKE ALARMS FOR ONE- AND TWO-FAMILY DWELLINGS; CARBON MONOXIDE ALARMS; AND PORTABLE FIRE EXTINGUISHERS

(A) IN ONE- AND TWO-FAMILY OR ATTACHED SINGLE FAMILY DWELLINGS SUBJECT TO THE REQUIREMENTS OF N.J.A.C.

5:70-2.3, SMOKE ALARMS SHALL BE INSTALLED AS FOLLOWS:

1. ON EACH LEVEL OF THE PREMISES; AND
2. OUTSIDE OF EACH SEPARATED SLEEPING AREA WITHIN 10 FT OF THE DOOR.

(B) THE SMOKE ALARMS REQUIRED IN (A) ABOVE SHALL BE LOCATED AND MAINTAINED IN ACCORDANCE WITH NFPA 72.

1. THE ALARMS SHALL NOT BE REQUIRED TO BE INTERCONNECTED.

(C) TEN-YEAR SEALED BATTERY-POWERED SINGLE STATION SMOKE ALARMS SHALL BE INSTALLED AND SHALL BE LISTED IN ACCORDANCE WITH ANSI/UL 217, INCORPORATED HEREIN BY REFERENCE. HOWEVER, A/C-POWERED SINGLE OR MULTIPLE-STATION SMOKE ALARMS INSTALLED AS PART OF THE ORIGINAL CONSTRUCTION OR REHABILITATION PROJECT SHALL NOT BE REPLACED WITH BATTERY POWERED SMOKE ALARMS. *THE EFFECTIVE DATE OF THIS SUBSECTION SHALL BE JANUARY 1, 2019.*

1. A/C-POWERED SMOKE ALARMS SHALL BE ACCEPTED AS MEETING THE REQUIREMENTS OF THIS SECTION AND LESS THAN TEN YEARS OLD.

(D) CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN ALL DWELLING UNITS IN BUILDINGS IN ONE- AND TWO-FAMILY OR ATTACHED SINGLE FAMILY DWELLINGS, EXCEPT FOR UNITS IN BUILDINGS THAT DO NOT CONTAIN A FUEL-BURNING DEVICE OR HAVE AN ATTACHED GARAGE, AS FOLLOWS:

1. SINGLE STATION CARBON MONOXIDE ALARMS SHALL BE INSTALLED AND MAINTAINED IN THE IMMEDIATE VICINITY OF THE SLEEPING AREA(S).
2. CARBON MONOXIDE ALARMS MAYBE BATTERY-OPERATED, HARDWIRED OR OF THE PLUGIN TYPE AND SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL-2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS SECTION AND NFPA-720

(E) A PORTABLE FIRE EXTINGUISHER SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:

1. THE EXTINGUISHER SHALL BE WITHIN 10 FEET OF THE KITCHEN AND LOCATED IN THE PATH OF EGRESS;
2. THE EXTINGUISHER SHALL BE READILY ACCESSIBLE AND NOT OBSTRUCTED FROM VIEW;
3. THE EXTINGUISHER SHALL BE MOUNTED USING THE MANUFACTURER'S HANGING BRACKET SO THE OPERATING INSTRUCTIONS ARE CLEARLY VISIBLE;
4. **THE EXTINGUISHER SHALL BE AN APPROVED LISTED AND LABELED TYPE WITH A MINIMUM RATING OF 2A-10B:C AND NO MORE THAN 10 POUNDS;**
5. THE OWNER'S MANUAL OR WRITTEN OPERATION INSTRUCTIONS SHALL BE PROVIDED DURING THE INSPECTION AND LEFT FOR THE NEW OCCUPANT;
6. THE EXTINGUISHER SHALL BE SERVICED AND TAGGED BY A CERTIFIED DIVISION OF FIRE SAFETY CONTRACTOR WITHIN THE PAST 12 MONTHS OR THE SELLER MUST HAVE A RECEIPT FOR A RECENTLY PURCHASED EXTINGUISHER; AND
7. THE TOP OF THE EXTINGUISHER SHALL NOT BE MORE THAN FIVE FEET ABOVE THE FLOOR.