

Verona Fire Prevention Bureau

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Office of the Fire Official

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REQUIREMENTS for the CSDCMAC (Home/Apartment/Condo Sale and Rental Inspections)

It is part of New Jersey State law and applicable Fire Codes (N.J.A.C. 5:70-2.3) that a "Certificate of Smoke Detector and Carbon Monoxide Alarm Compliance" inspection be made of a one or two family property (home or apartment), prior to the closing and change of its occupancy (sale or rental). The Township of Verona also requires apartments or condos that are being sold or rented to be inspected prior to the sale or change of occupancy (Township Ordinance 74-19). This validation is often referred to as the "Home Sale Inspection." Failure to do so is unlawful and could subject the seller to a penalty or a fine.

The **SELLER** shall provide:

SMOKE DETECTORS

Install one smoke detector in the basement and on each floor. Unfinished attics do not require a smoke detector. Any floor containing a bedroom(s) must have a smoke detector placed within 10 feet of the **outside or exterior** of the doorway to the bedroom. One detector can provide protection to multiple rooms as long as the distance requirement is met. This detector(s) can also satisfy the floor requirement. **Special Note:** As of 1/1/19, **any individual battery powered detectors MUST contain a 10 year sealed lithium battery.** **All smoke detectors are required to be less than 10 years old.**

CARBON MONOXIDE DETECTORS

Carbon Monoxide (CO) detectors must be located within 10 feet of the bedrooms (must be **outside** the bedroom). Though it's not required, we do recommend having Carbon Monoxide detectors on the first floor and basement, if there is a FBA (Fuel Burning Appliance – furnace/boiler/stove/gas dryer/garage entry etc.) on that level as well. **All Carbon Monoxide detectors are required to be less than 10 years old.**

HARD-WIRED SMOKE or SMOKE/CO DETECTORS

Hard-wired individual smoke or combination smoke/CO detectors shall be checked by a licensed electrician who will certify that the detectors are operable. If there is a battery back up to the system, the electrician will also ensure the battery is good. **All hard-wired and/or interconnected detectors are required to be less than 10 years old.**

MONITORED ALARM SYSTEM

Prior to the Home Fire Inspection being scheduled and performed, the **homeowner/seller** will need to have the fire alarm system tested/serviced. The Fire Prevention Bureau will need a report and/or letter from the fire alarm company stating that the system has been tested/serviced within the last 60 days. This same report will certify that the system detectors are less than 10 years old and in proper operating condition. The alarm report will expedite the entire home fire inspection and make it considerably easier for the **homeowner/seller**. This alarm report will need to be available to the inspector on the day of the inspection.

ADDITIONAL PROTECTION

Additional detectors throughout the house are fine and recommended, but can only supplement, not replace or be in lieu of, the required detectors described above.

FIRE EXTINGUISHER

1. The fire extinguisher shall be a **TYPE 2A:10BC** rating, and weigh no more than 10lbs.
 2. The fire extinguisher shall be listed, labeled, charged, and operable
 3. The fire extinguisher is required to be **MOUNTED** in a **VISIBLE** and **READILY ACCESSIBLE** (not blocked by furniture, storage or other items).
 4. The location is to be in, or within 10 feet of the kitchen.
 5. The location should be near a room exit or travel path that provides an escape route to the exterior.
 6. The required mounting height of the extinguisher is a minimum bottom height of 4" off the floor and a maximum top height of 60" above the floor. (average adult chest height is recommended).
 7. As of 7/1/18, fire extinguishers that are new shall be accompanied by a receipt of purchase. Older extinguishers shall be tagged by a fire protection company that has inspected it within the past year.
- Please note – a white “Kitchen” extinguisher TYPE BC will not satisfy the code requirement.**

PERMITS

All permits, regardless of type (fire/building/plumbing/electrical/etc.) must be **closed out** prior to a home fire inspection certificate being issued. If any work has been done, verify that the permit is closed out. A certificate **WILL NOT** be issued until all permits are closed out. Please check with the building department on this issue **PRIOR** to submitting the inspection request.

SCHEDULING

Go to veronanj.org/fire-prevention, click the link for “Certificate of Compliance Application...” fill in all required information, and click submit. Once you submit, the fire prevention bureau will receive it and contact you to determine an inspection date and time.

INSPECTION

On the pre-assigned day of inspection, an inspector will arrive at the agreed upon appointment time. Inspections are normally conducted Monday-Friday between the hours of 9:00 AM and 2:00 PM. Tuesday through Friday may also be available for scheduling between 4:00 PM and 6:00 PM.

FEE

An inspection fee of \$50.00 is required for EACH inspection necessary to complete your certification. A higher fee of up to \$125 may apply. **The fee is determined by the number of business days between the date we receive your request and the closing date (see the application page for number of days/fees).** Failure to pass the inspection will require a re-scheduling and an additional re-inspection fee of \$50. Checks will be made payable to: **The Township of Verona.** Please have your check available at the conclusion of the inspection. **No cash will be accepted.**

CERTIFICATION

An original copy of the Certificate of Compliance will be issued immediately upon successful completion of the inspection. Compliance Certifications continue to be valid for 6 months from the date of inspection.

11/4/2019