

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 1 or 2 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 (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 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 ensured. This detector(s) can also satisfy the floor requirement. Smoke detectors should not be more than 10 years old.

CARBON MONOXIDE DETECTOR

As of September 3rd, Carbon monoxide (CO) detectors must be located in rooms connected to a room with a FBA (Fuel Burning Appliance – furnace/boiler/stove/gas dryer/garage etc.). CO detectors must also be located within 10 feet of the bedroom (must be **outside** of bedroom). Combination Smoke/CO detectors are acceptable for this requirement. CO detectors should not be more than 5 years old, unless otherwise stated by the manufacturer.

MONITORED ALARM SYSTEM

Please inform the Fire Official if your fire alarm system and/or detectors are monitored by a central alarm company. If they are, the home owner will need to call the alarm company **before** any testing takes place by the inspector and have their detectors placed on “test”. Additionally, the inspector will inform the Verona Police desk as well. If the alarm system is more than 10 years old, the fire prevention requests a letter or receipt of when detectors were last replaced.

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

A **TYPE A B C** fire extinguisher is required to be **MOUNTED** in a **VISIBLE** location in, or within 10 feet of the kitchen. 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). **Please note – a white “Kitchen” extinguisher TYPE B C will not satisfy the code requirement.**

SCHEDULING

Go to veronanj.org/fireprevention, click the link for the Home Sale Inspection Application, fill in all required information, and click submit. Once you submit, the fire prevention bureau will receive it and contact you to determine a inspection date.

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 10 and 2. Tuesday-Friday may also be available for scheduling between 4 and 6

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 should be made payable to: **The Township of Verona.** Please have your check ready 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.

10/18/17