

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 1 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. Smoke detectors should not be more than 10 years old.

CARBON MONOXIDE DETECTOR

As of September 3 2017, 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.

HARD-WIRED SMOKE or SMOKE/CO DETECTORS

Hard-wired individual smoke or combination smoke/CO detectors shall be check by a licensed electrician and a letter certifying that the detectors are operable. If there is a battery back-up to the system, the electrician must also ensure the battery is good.

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

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 prior to a certificate being issued. If any work has been done, verify that the permit is closed. A certificate **WILL NOT** be issued until all permits are closed. Please check with the building department on this **PRIOR** to submitting the inspection request.

SCHEDULING

Go to veronanj.org/fireprevention, 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/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 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.

6/20/18