

Verona Fire Prevention Bureau

880 Bloomfield Avenue, Verona, New Jersey 07044
(Tel) 973 857-4761 (Fax) 973 857-5272

Office of the Fire Official
Richard P. Neale, Fire Official

fireofficial@veronanj.org

REQUIREMENTS for the CSDCMAC (Home Sale 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 home prior to the closing and change of its ownership. 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. (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.

CARBON MONOXIDE DETECTOR

A Carbon monoxide (CO) detector must also be located within 10 feet of the **outside** of the bedroom. Combination Smoke/CO detectors are acceptable for this requirement. These are the **ONLY REQUIRED** locations for smoke and CO detectors.

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.

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

Please send an Email to fireofficial@veronanj.org or call the Fire Prevention Bureau (973 857-4761) and provide the following information, either to the Fire Official personally or leave a message. You will be contacted for confirmation and informed of your inspection date.

Name of SELLER

Closing Date

Address to be inspected

Cell phone number for point of contact to confirm arrangements

Realty Firm being used

Agent's name

Agent's cell phone number

INSPECTION

On the pre-assigned day of inspection, an inspector will arrive at the agreed upon appointment time. Inspections are normally scheduled for Tuesday, Wednesday or Thursday mornings.

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 if there is ten days or less between the call date and the closing date. 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.

8/24/2016