

BOROUGH OF FRANKLIN LAKES
CONSTRUCTION DEPARTMENT
480 DEKORTE DRIVE FRANKLIN LAKES, NJ 07417 201-891-4000

APPLICATION

CERTIFICATE OF CONTINUED OCCUPANCY FOR RESALE OF A

RESALE OF A SINGLE FAMILY DWELLING

Requirements Listed on Back

FEE \$50.00

THIS DOCUMENT VALID ONLY IF ALL REAL ESTATE TAXES ARE CURRENT

EXPIRES NINETY (90) DAYS FROM DATE OF APPROVAL

MUST SUPPLY APPLICATION 30 DAYS BEFORE CLOSING DATE

***NO INSPECTIONS WILL BE SCHEDULED UNTIL
BOARD OF HEALTH APPROVAL IS RECEIVED***

CCO # _____ *Inspection Date: _____ Closing Date: _____

Name of Seller/Owner: _____ Phone: _____

Property Address: _____

Block: _____ Lot: _____

Name of Buyer: _____

Number of smoke detectors as per N.J.A.C. 5:18-2.20 & 4.19 _____

Number of carbon monoxide detectors as per N.J.A.C. 5:70-2.3 _____

Number of fire extinguishers as per P.L.1991,c.92 (C.52:27D-198.01) _____

The issuance of a Continued Certificate of Occupancy and the related inspections are conducted solely for the benefit of the municipality, and not for the purchaser or seller of real property. The Continued Certificate of Occupancy is not intended as a representation of the condition of the property, or that the property is safe or meets any or all of the conditions of the CCO. The issuance of a CCO is not intended, and should NOT be relied upon, as evidence that the property is safe, structurally sound, and in compliance with zoning codes, fire codes, building codes, or that any of the systems serving the property are operating properly, including well, septic, electrical, plumbing, etc.

Applicant's signature: _____ Date: _____

Applicant's printed name: _____

REHS/ Board of Health Signature: _____ Date: _____

Inspector Approval Signature: _____ Date: _____

Initial Inspection: _____

Re-Inspection: _____

Check #: _____

Open Permits: Yes ☐

NO ☐

REQUIREMENTS FOR CCO

RESALE OR RENTAL OF A TWO FAMILY DWELLING

- ☐ **COMPLETED APPLICATION** ****Must be submitted 30 days before closing****
- ☐ **APPLICATION FEE** ☐ **RESALE TWO FAMILY \$50.00** ☐ **RENTAL FEE \$25.00**
- ☐ **ALL OPEN PERMITS MUST BE CLOSED OUT**
- ☐ **BOARD OF HEALTH REVIEW AND APPROVAL**
- ☐ **COPY OF CURRENT WELL TEST** - The Private Well Testing Act requires a sampling of private drinking water wells to check for contamination whenever a property is sold.
- ☐ **Existing cesspools must be replaced with septic system.** N.J.A.C. 7:9A 3:16 (a)
- ☐ If purchaser completes a septic inspection during the real property transfer, the septic inspection company must submit a copy of the septic inspection report. N.J.A.C. 7:9A 12.6 (d)

Note: Any work done on the septic must be properly permitted by the Board of Health.

A SITE INSPECTION IS REQUIRED FOR THE FOLLOWING:

- ☐ **SMOKE DETECTORS** installed on each level of the dwelling including basement and within (10) ten feet of each separate sleeping area.
 - ☐ **CARBON MONOXIDE DETECTORS** installed within 10 feet of each separate sleeping area.
- **Low Voltage Systems Only: requires test & inspection report must be provided to inspector at time of inspection****
- ☐ **ONE FIRE EXTINGUISHER**, UL listed, labeled, charged and operable, rated for residential use, size no smaller than 2A:10B:C and no more than 10 lbs. The extinguisher must be visible and in a readily accessible location. The extinguisher must be near an exit or travel path that provides an escape route to the exterior.
 - ☐ **HOUSE NUMBERS** in a contrasting color, (3) inches high, permanently affixed, CLEARLY VISABLE near front door and light.
 - ☐ **Permanent fence around swimming pools**, minimum 4 ft., with self-latching, lockable gates.
 - ☐ **Egress doors:** interior deadbolt must be operated by thumb knob/turn bolt only.
 - ☐ **Bedroom egress doors** and windows shall open from the inside without the use of a key or special knowledge or effort.
 - ☐ **Railings** are required for interior or exterior stairs with (4) or more risers.
 - ☐ **Operable sensor for lawn irrigation system.**
 - ☐ **Water Heater and Boiler** blow off pipe must be within 6" from floor.
 - ☐ **No holes in garage ceiling.**
 - ☐ **No extension cords are to be used as a permanent form of wiring. (i.e. garage doors)**
 - ☐ **Flue piping for all mechanical appliances must be in good condition and sealed at chimney connection.**