



Borough of Haworth

Building Department

300 Haworth Avenue, Haworth, NJ 07641

Phone (201)384-4785 Fax (201)384-1206

CERTIFICATE OF CONTINUED OCCUPANCY APPLICATION

Application Fee: _____ Payment type: _____ Received by: _____ Date Received: _____

Date of Closing: _____

Date of Occupancy: _____ Circle one: Rental / Sale

BLOCK: _____ LOT: _____ ZONE: _____

Property Address: _____

Name of Property Owner: _____ Phone: _____

Address: _____

Name of Buyer/Tenant: _____ Phone: _____

Address: _____

The following must be installed in every business prior to opening: Exit lights with battery backup over ALL EXITS, emergency lights and one 10 lb. max type abc all-purpose fire extinguisher by all exit doors.

Two inspections are required, fire and building.

CCO inspections are scheduled for Tuesdays and Fridays. Please do not schedule inspections more than 30 days before the closing date.

Make a \$100 (residential) OR \$200 (other) check payable to the BOROUGH OF HAWORTH (building & fire inspections). \$25 for each re-inspection after failed inspection.

For residential properties, smoke detectors are required on every level, carbon monoxide detectors on levels where there is a sleeping area, and fire extinguisher located within 10 feet of the kitchen.

Signature of Owner, Tenant or Agent: _____

Email Address: _____



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Requirements for Obtaining a Certificate of Occupancy for Re-sale

Carbon Monoxide, Smoke/Fire Detectors

No Certificate of Continued Occupancy shall be issued for any structure unless an approved "Automatic Fire Detection System" and Carbon Monoxide Detector is installed per NFIP A-72 and N.J.A.C. 5:70-2.3.

Existing one and two family dwellings may utilize battery operated smoke detectors. Carbon monoxide detectors may also be battery operated.

If an electric system is installed, the system must be interconnected so that the activation of any one detector will activate all other detectors.

Detectors must be placed in the following locations:

Basement: Must be located on ceiling of basement, at foot of stairs. Do not install at top of basement as this location is still considered the first floor.

First and Second Floor: On ceiling within 10 feet of any sleeping area – in a common area (i.e. hallway).

No smoke detector shall be installed within three (3) feet of an external door, window or air vent.

Smoke detectors installed on wall shall not be more than 12 inches and not less than 6 inches from ceiling. (Location may require modification depending on conditions in the specific building or dwelling)

Carbon Monoxide Detectors:

Carbon Monoxide detectors must be installed within 10 feet of any sleeping area. (Do not install within bedrooms). Carbon Monoxide detectors may be battery operated. Follow manufacturer's instructions for installation.

Inspections of the following will also be conducted:

Sump Pumps: If you currently have a sump pump installed, it must empty onto your property or onto the street, sump pumps cannot be directly connected into the Boroughs sewer system.

Pool: Locking pool compliant gate

House Number: Number on house near front door light, 4-6 inches height, and contrasting colors

Handrails: Handrails if there are 4 or more stairs

Tip Bracket: Tip bracket prevents stove from rotating forward

Sidewalks: It shall be the duty of all owners of property abutting upon streets, avenues or highways of the Borough where sidewalks and curbs have been constructed, to maintain the sidewalks, curbs and gutters in front of their premises in a safe, passable and serviceable condition and free from obstruction of grass, weeds, sediments or other material, and to keep gutters open and unobstructed. It shall also be the duty of said property owners to repair, construct, alter, or relay, but not to reconstruct, as to keep sidewalks, curbs and gutters free of cracks and crevices and on an even grade. (1984 Code § 14-3.1; Ord. No. 721 § 1)

WHERE TO LOCATE DETECTORS:

Detectors are to be located on every level of a residence, basement, first floor, second floor, excluding crawl spaces and unfinished attics, and in every separate sleeping area, between sleeping areas and living areas such as the kitchen, garage, basement or utility room. In homes with only one sleeping area on one floor, a detector is to be put in the hallway outside the bedrooms as shown in Figure 1. In single floor homes with two separate sleeping areas, two detectors are required, outside each sleeping area as shown in Figure 2. In multi-level homes, detectors should be located outside sleeping areas and at every finished level of the home as shown in Figure 3. Basement level detectors should be located in the bottom of basement stairwells as shown in Figure 4.

WHERE NOT TO LOCATE DETECTORS

To avoid false alarms and/or improper operation, avoid installation of smoke detectors in the following areas:

Kitchens-smoke from cooking may cause a nuisance alarm.

Bathrooms-excessive steam from a shower may cause a nuisance alarm.

Forced air ducts-used for heating or air conditioning-air movement may prevent smoke from reaching detector.

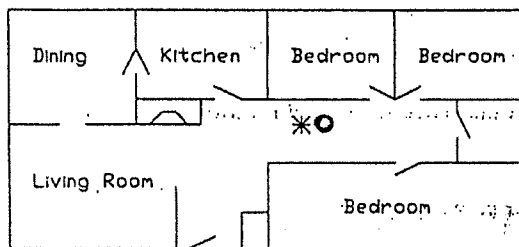
Near furnaces of any type-air and dust movement and normal combustion products may cause a nuisance alarm.

The "Dead Air" space where the ceiling meets the wall, as shown in Figure 5.

The peak of an "A" frame type of ceiling-"Dead Air" at the top may prevent smoke from reaching detector.

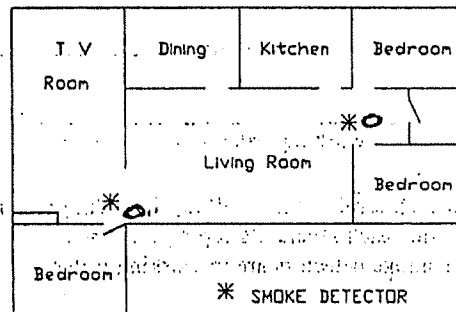
FURTHER INFORMATION ON DETECTOR LOCATION

For further information about detector placement consult the National Fire Protection Association's Standard No. 74-1984, titled "Household Fire Warning Equipment." This publication may be obtained by writing to the Publication Sales Department, National Fire Protection Association, Batterymarch Park, Quincy, MA. 02269



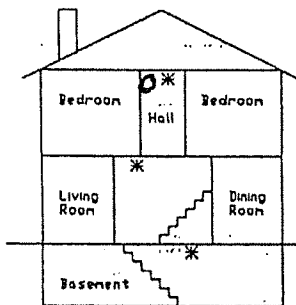
* SMOKE DETECTOR

Figure 1



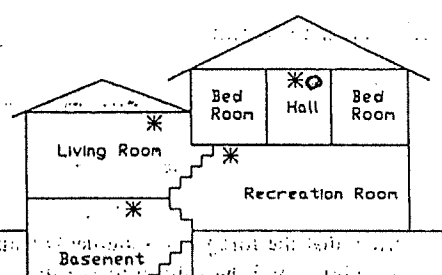
* SMOKE DETECTOR

Figure 2



* SMOKE DETECTOR

Figure 3



* SMOKE DETECTOR

Figure 4

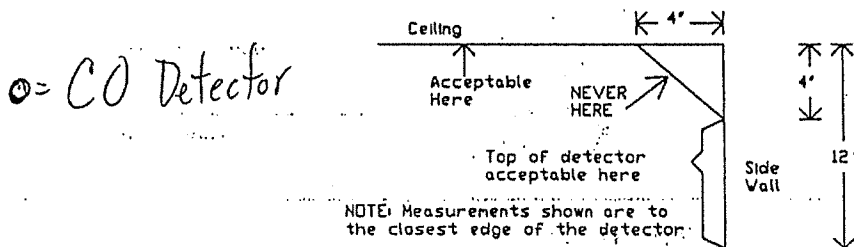


Figure 5

ATTENTION

Effective January 1, 2019 anyone utilizing battery powered smoke alarms for the purpose of obtaining a Certificate of Smoke Alarm, Carbon Monoxide Alarm, and Portable Fire Extinguisher Compliance must utilize **Ten-year sealed battery-powered detectors that shall be listed in accordance with ANSI/UL 217.**

This requirement does not affect hardwired, A/C powered single or multi station devices or low voltage system devices.

**DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF FIRE SAFETY
MEMORANDUM**

TO: LEA FIRE OFFICIALS

FROM: DONALD M. HUBER, CHIEF OF STAFF

DATE: MARCH 5, 2007

SUBJECT: REQUIREMENTS FOR FIRE EXTINGUISHERS IN ONE-AND-TWO
FAMILY DWELLINGS AT CHANGE OF OCCUPANCY

As you are aware, the Legislature amended and enacted P.L.1991, c. 92 (C.52:27D-198.1), requiring that all one-and-two family dwellings at change of occupancy be provided with at least one portable fire extinguisher, in addition to the requirements for smoke detectors and carbon monoxide detectors. This provision does not apply to seasonal rental units. This act was signed into law on April 14, 2005 with an effective date of November 1, 2005.

It is the Division's position that this law must be enforced as enacted even though rules and regulations have not been promulgated. The statute may be cited in the absence of the regulations.

Until such time as regulations are adopted only the specific requirements contained in the statute are to be enforced. The requirements are as follows:

1. The extinguisher must be rated for residential use consisting of an A:B:C type;
2. No larger than a 10 pound rated extinguisher;
3. Mounted within 10 feet of the kitchen area, unless otherwise permitted by the enforcing agency.

Any questions concerning this matter may be referred to my office at (609) 633-6106. Thank you for your anticipated cooperation in enforcing this law. It is important that this requirement be enforced uniformly statewide.