

TOWNSHIP OF BORDENTOWN

Resale Housing and Change of Occupancy

Inspection requests must be made at least **TEN (10) BUSINESS DAYS** prior to the change in ownership or occupancy of the dwelling. A designated Fire Inspector from the Fire Marshall's Office will conduct a visual examination of the premises to determine compliance with the following:

1. Installation of **smoke detectors** on all floors in one- and two-family dwellings (required by Bordentown Township Municipal Code §274-5)
2. **Carbon monoxide detectors** within 10 feet of immediate vicinity of sleeping areas. Alarms may be battery operated or plug in and shall be listed in accordance with UL-2034 prior to the change of ownership or occupancy per New Jersey State Uniform Fire Code: N.J.A.C. 5:70-2.3
3. Portable **fire extinguishers** rated for residential use mounted within 10 feet of the kitchen area (TYPE 2A10bc) in all one- and two-family dwellings at the change of occupancy (required by P.L. 1991, c.92 (C.52:27D-198))
4. 9-1-1 Address **House Numbering** and Building Numbering (required by Bordentown Township Municipal Code §200-7)

[See the attached informational pages for clarification of these requirements](#)

A more thorough inspection of the building, electrical, heating/cooling and plumbing facilities can be obtained by a private home inspection service at your expense.

CERTIFICATES ARE VALID FOR SIXTY (60) DAYS

Please complete page 2 and return it to the Bordentown Township Construction Department with the appropriate application fee.

ALL PAYMENTS MUST BE EXACT CASH OR CHECK

**Single Family Homes/Townhouses/Duplexes/Apartments in Single Family Homes:
\$100.00**

**Apartments in Apartment Complexes ONLY:
\$80.00**

REQUEST FOR CERTIFICATE OF CONFORMITY

**10 BUSINESS DAYS ARE REQUIRED FOR THE
SCHEDULING OF APPOINTMENTS**

Date:

Block: **Lot:**

Property Owner:

Name of Contact Person:

Phone Number:

Address of Property:

Closing Date:

NOTICE: Open Construction Permits and Violations must be closed before a Certificate of Conformity will be issued.

Certificates of Conformity are valid for 60 days

The Fire District checked below will call the contact person named to schedule the inspection and all questions regarding the said inspection and or requirements should be directed to that Fire District. All inspections must be supervised by the homeowner, realtor or maintenance personnel.

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FIRE DISTRICT #1 (Mission) Block 1 through 61
(609) 298-5375 ext. 105 or email dutyfm@missionfire.org

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FIRE DISTRICT #2 (Derby) Block 62 & UP—Capt. Scully
(609) 298-8527 or email inspections@btfd2.org

FEE – Exact Cash or Check payable to “Bordentown Township”

House Resale / Rental Inspection

Fee: \$100.00

Re-Inspection Fee: \$65.00

Apartment Rental/Change in Tenancy

Fee: \$80.00

Re-Inspection Fee: \$55.00

Requirements for Smoke Alarms, Carbon Monoxide Detectors, Fire Extinguisher and House Numbering

Smoke Detectors:

- All battery smoke detectors must be the 10-year sealed battery units. No other detectors other than those listed below will be approved. N.J.A.C. 5:70-4.19.
- In one- and two-family or attached single family dwellings subject to the requirements of N.J.A.C. 5:70-2.3, **smoke alarms** shall be installed as follows:
 - On each level of the premises
 - Outside of each separate sleeping area. The smoke alarms required shall be located and maintained in accordance with NFPA72.
- Alarms shall not be required to be interconnected.
- Ten-year sealed battery- powered single station smoke alarms shall be installed and shall be listed in accordance with ANSI/UL 217, incorporated herein by reference. However, A/C- powered single or multiple-station smoke alarms installed as part of the original construction or rehabilitation project shall not be replaced with battery-powered smoke alarms.
- A/C-powered smoke alarms shall be accepted as meeting the requirements of this section.

Carbon Monoxide Alarms:

- Required in any dwelling with a fuel burning appliance or attached garage.
- Single Station carbon monoxide alarms shall be installed and maintained in the immediate vicinity of the sleeping room. **Smoke/Co2 Combination units are acceptable, but must have the 10-year sealed battery.**
- Carbon Monoxide alarms may be battery operated, hard wired, or of the plug-in type and shall be listed and labeled in accordance with UL-2034 and shall be installed in accordance with the requirements of this section and NFPA 72.

Fire Extinguishers:

- A fire extinguisher is required in each dwell
- The extinguisher shall be listed, labeled, charged, and operable.
- The size shall be no smaller than 2A:10BC, rated for residential use and weigh no more than 10lbs.
- The hangers or brackets provided by the manufacturer shall be used.
- The extinguisher shall be located within ten feet of the kitchen.
- The top of the extinguisher shall be no higher than 60" above the floor The extinguisher must be visible, in a readily accessible location, and free from being blocked.

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- The extinguisher must be near an exit or travel path that provides an escape route to the exterior.
- The extinguisher must be accompanied by the owner's manual or written information regarding the operation, inspection, and maintenance of the extinguisher and must be clearly visible.
- Extinguishers are not required to be serviced or tagged as long as there is proof of purchase.

House Numbers:

- House Numbers shall be affixed to the structure in accordance with Bordentown Township Municipal Code §200-7.
- In Arabic numerals
- Minimum height of 3" for residential properties
- Mounted in a secure fashion to the front wall or porch of the building so as to be clearly visible from the street.
- Sufficiently legible as to contrasting background, arrangement, spacing, and uniformity so as to be clearly visible from the street.