



Township of Woodbridge, N.J.

Certificate of Compliance (Smoke Detector Inspection) INSTRUCTIONS FOR RESIDENTIAL PROPERTY BEING SOLD/RE-FINANCED

Form NOT available on-line. Call 732-634-4500 x:6009 to schedule.

Acceptable payments are Exact Cash or Bank Certified Check only. (No personal checks, no money orders).

When calling to apply for the Certificate of Compliance, you must have the BUYERS name, current address, e-mail address, and phone number available. You must also have a closing date.

All Certificate of Compliance inspections are done between the hours of 9:00am – 12:00pm

FEES: The request fee for a certificate of smoke detector, carbon monoxide alarm and portable fire extinguisher compliance as required by N.J.A.C. 5:70-2.3, shall be based upon the amount of time remaining before the change of occupants is expected as follows:

- Requests for a certificate of smoke detector, carbon monoxide alarm and portable fire extinguisher compliance received **more than ten (10) business days prior to the change of occupant: fifty (\$50.00) dollars per unit.**
- Requests for a certificate of smoke detector, carbon monoxide alarm and portable fire extinguisher compliance received **four (4) to ten (10) business days prior to the change of occupant: seventy (\$70.00) dollars per unit.**
- Requests for a certificate of smoke detector, carbon monoxide alarm and portable fire extinguisher compliance received **fewer than four (4) business days prior to the change of occupant: one hundred twenty-five (\$125.00) dollars per unit.**

(Ord.# 05-23; Ord. #05-93)

REQUIREMENTS FOR RESALE OF RESIDENTIAL PROPERTY -

Residential properties being sold or refinanced must meet all the requirements of the Township Smoke Detector, Carbon Monoxide Detector, Sanitary Sewer Discharge and Fire Extinguisher Ordinances.

SMOKE DETECTORS:

- Must be located on every level of home, including at foot of basement stairs. All detectors shall be UL listed. Smoke detectors shall be mounted using screws. Mounting of the detectors using tape, Velcro, nails, or hung on a picture hook will not be accepted. Battery-powered smoke detectors must be the 10-year sealed-battery design as of 01/01/2019.

CARBON MONOXIDE DETECTORS:

- Must be installed within 10 ft. of sleeping areas. All detectors shall be UL listed. Carbon monoxide detectors (excluding plug-in style) shall be mounted using screws. Mounting of the detectors using tape, Velcro, nails, or hung on a picture hook will not be accepted.

SANITARY SEWER DISCHARGE-PROHIBITED DISCHARGES:

- Floor drains (basement-must be cemented over)
 - Sump pumps
 - Yard and driveway drains.
- Sanitary sewer trap caps (missing, loose or cracked)

FIRE EXTINGUISHERS:

- Located in kitchen or within 10 ft., and mounted 5 ft. above floor. Mounted on the manufacturers' bracket, visible and in a readily accessible spot. Not less than 2 ½ lbs. Not more than 10 lbs. ABC Rated with a classification code of 2A:10b:C or greater.

OPEN BUILDING PERMITS and/or VIOLATIONS:

- All open building permits/violations must be closed for inspector to release the Certificate of Compliance on inspection date.

A representative for /or owner must be present at site for inspection. The Certificate of Compliance is valid for 60 days from the date of inspection. Please be advised that the Township of Woodbridge does not require the issuance of a Certificate of Continued Occupancy; however, the Township does require a Smoke Detector inspection as per Ordinance adopted by the Township of Woodbridge on April 15, 1980 and a Sanitary Sewer Discharge Inspection as per Ordinance adopted March 3, 1998.