



SPRINGFIELD TOWNSHIP

2159 Jacksonville-Jobstown Road
P.O. Box 119
Jobstown, New Jersey 08041-0119
(609) 723-2464
Fax (609) 723-6591

Clerk / Land Use	ext. 10
Police	ext. 20
Tax Collector	ext. 14
Tax Assessor	ext. 19
Construction / Zoning	ext. 21
Manager	ext. 22
Finance	ext. 11

REQUIREMENTS FOR CONTINUED CERTIFICATE OF OCCUPANCY FOR RENTAL & RESALE

1. A PHYSICAL INSPECTION OF THE PROPERTY MUST BE SCHEDULED. INSPECTIONS ARE PERFORMED TUESDAY AND WEDNESDAY AFTER 3:00 PM.
2. THE FEE IS \$150.00 FOR RESALE AND \$100.00 FOR RENTAL.
3. HEATING SYSTEM CERTIFICATION AND CHIMNEYS CERTIFICATIONS MUST BE COMPLETED AND **ON SITE** FOR THE INSPECTION. CERTIFICATIONS CAN NOT BE OLDER THAN 30 DAYS. PLEASE USE THE GIVEN FORMS FOR CERTIFICATIONS.
4. SMOKE DETECTORS MUST BE ON EACH FLOOR OF THE HOUSE AND OPERABLE.
5. CARBON MONOXIDE DETECTORS MUST BE LOCATED WITHIN 10 FEET OF BEDROOMS AND OPERABLE.
6. FIRE EXTINGUISHER MUST BE MOUNTED WITHIN 10 FEET OF THE KITCHEN AREA, VISABLE FROM THE KITCHEN LOCATED IN THE PATH OF EGRESS. THE EXTINGUISHER SHALL BE READILY ACCESSIBLE AND NOT OBSTRUCTED FROM VIEW. THE TOP OF THE EXTINGUISHER SHALL NOT BE MORE THAN 5 FEET ABOVE THE FLOOR. THE EXTINGUISHER MUST BE RATED FOR RESIDENTIAL USE CONSISTING OF AN A: B: C TYPE AND NO LARGER THAN 10 POUND RATED EXTINGUISHER.



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7. IF ADDITIONAL INSPECTIONS ARE REQUIRED, THERE WILL BE A RE-INSPECTION FEE OF \$ 50.00. THIS FEE MUST BE PAID BEFORE THE RE-INSPECTION.

8. ALL POOL GATES & LADDERS MUST MET NEW JERSEY BARRIER CODE
ALL GATES MUST BE SELF CLOSSING & LATCHING.

9. ALL ABOVE GROUND POOLS MUST HAVE A LADDER ENCLOSURE.

10. ALL SMOKE ALARMS MUST BE A 10 YEAR SEALED BATTERY – POWERED
SINGLE STATION

11. BLUE RECYCLING CARTS ARE PROPERTY OF SPRINGFIELD TOWNSHIP AND
MUST REMAIN AT PROPERY.



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APPLICATION FOR CONTINUED CERTIFICATE OF OCCUPANCY

PROPERTY TO BE INSPECTED:

ADDRESS: _____ BLOCK: _____ LOT: _____

OWNER'S NAME: _____

ADDRESS: _____

PHONE: (daytime) _____

Name of Buyer or New Tenant: _____

PERSON TO CONTACT FOR INSPECTIONS: _____

DAYTIME PHONE: _____

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Research

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Document: N.J.A.C. 5:70-4.19



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N.J.A.C. 5:70-4.19**Copy Citation**

This file includes all Regulations adopted and published through the New Jersey Register, Vol.
51 No. 03, February 4, 2019

**New Jersey Administrative Code TITLE 5. COMMUNITY AFFAIRS CHAPTER 70.
UNIFORM FIRE CODE SUBCHAPTER 4. FIRE SAFETY CODE**

§ 5:70-4.19 Smoke alarms for one- and two-family dwellings; carbon monoxide alarms; and portable fire extinguishers

(a) 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:

1. On each level of the premises; and
2. Outside of each separate sleeping area.

(b) The smoke alarms required in (a) above shall be located and maintained in accordance with NFPA 72.

*1. The alarms shall not be required to be interconnected.

* (c) 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. The effective date of this subsection shall be January 1, 2019.

1. A/C-powered smoke alarms shall be accepted as meeting the requirements of this section.

(d) Carbon monoxide alarms shall be installed in all dwelling units in buildings in one- and two-family or attached single family dwellings, except for units in buildings that do not contain a fuel-burning device or have an attached garage, as follows:

1. Single station carbon monoxide alarms shall be installed and maintained in the immediate vicinity of the sleeping area(s).
2. 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-720.

(e) A portable fire extinguisher shall be installed in accordance with the following:

1. The extinguisher shall be within 10 feet of the kitchen and located in the path of egress;

- *2. The extinguisher shall be readily accessible and not obstructed from view;
- *3. The extinguisher shall be mounted using the manufacturer's hanging bracket so the operating instructions are clearly visible;
4. The extinguisher shall be an approved listed and labeled type with a minimum rating of 2A-10B:C and no more than 10 pounds;
5. The owner's manual or written operation instructions shall be provided during the inspection and left for the new occupant;
6. The extinguisher shall be serviced and tagged by a certified Division of Fire Safety contractor within the past 12 months or the seller must have a receipt for a recently purchased extinguisher; and
7. The top of the extinguisher shall not be more than five feet above the floor.
8. Exception: Portable fire extinguishers shall not be required for seasonal summer units. For purposes of applying this exception, "seasonal summer unit" shall mean a dwelling unit rented for a term of not more than 125 consecutive days for residential purposes by a person having a permanent residence elsewhere, but shall not include use or rental of living quarters by migrant, temporary, or seasonal workers in connection with any work or place where work is being performed.

History

HISTORY:

New Rule, R.1992 d.11, effective January 6, 1992.

See: 23 N.J.R. 3064(a), 24 N.J.R. 88(a).

Amended by R.1993 d.197, effective May 3, 1993.

See: 25 N.J.R. 393(a), 25 N.J.R. 1868(a).

Added reference to Appendix 3A.

Administrative change.

See: 27 N.J.R. 2387(a).

Administrative change.

See: 27 N.J.R. 2886(b).

Administrative change.

See: 31 N.J.R. 35(b).

Amended by R.2003 d.137, effective April 7, 2003.

See: 34 N.J.R. 4277(a), 35 N.J.R. 1558(c).

In (a), inserted "and R-4" preceding "dwellings" in the introductory paragraph; added (d).

Amended by R.2017 d.107, effective June 5, 2017.

See: 48 N.J.R. 1851(a), 49 N.J.R. 1381(b).

In the introductory paragraph of (d), deleted "I-1, R-1, R-2," following "Groups" and "units in" following "for"; and deleted (d)3 and (d)4.

Amended by R.2018 d.074, effective February 5, 2018.

See: 49 N.J.R. 3007(a), 49 N.J.R. 3277(a), 50 N.J.R. 729(a).

Section was "Smoke detectors for one- and two-family dwellings; carbon monoxide detectors". Rewrote the section.

CHIMNEY OR HEATING SYSTEM CERTIFICATION

CONTRACTOR'S NAME: _____

ADDRESS: _____

THIS IS TO CERTIFY THAT A QUALIFIED TECNICIAN EMPLOYED BY THIS FIRM HAS CAREFULLY INSPECTED THE HEATING SYSTEM OF THE DWELLING LOCATED AT:

Site Address: _____

() Tested existing heating unit under operating conditions for worn, defective and missing parts; including all lines, ducts, thermostats, fuel tank, convectors, radiators, valve, grilles, gauges, registers, fitting, dampers, and flue. Checked flue for gas leaks (carbon monoxide and Sulphur dioxide). Flue meets code and clearance requirements for this type of heating unit.

() The system is properly installed and is in good and safe operating condition, and with normal maintenance it is reasonably expected to continue to do so. The system is capable of providing at least 68 degrees inside temperature when outside is at zero degrees.

ALL SYSTEMS SHALL BE LEFT PROTECTED AGAINST FREEZING IF THE HEATING SYSTEM WILL BE DE-ACTIVATED UPON CONCLUSION OF THE TESTS.

() Check here if the above system was not in good and safe operating condition at the time of the inspection and itemize below all parts and/or replacements which were necessary to put it in good and safe operating condition, including any repairs of the system.

ITEMS

I further certify that I have no interest, present or prospective, in the property, buyer, seller, broker, mortgagee or other party involved in the transaction. I further certify that I am authorized to execute this certification on behalf of the company listed below.

COMPANY: _____ DATE: _____

SIGNATURE: _____

TITLE & LICENSE NO: _____

CHIMNEY OR HEATING SYSTEM CERTIFICATION

CONTRACTOR'S NAME: _____

ADDRESS: _____

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Site Address: _____

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