

# Certificate of Compliance for Residential ReSale

BOROUGH OF PARAMUS  
BUILDING DEPARTMENT  
ONE JOCKISH SQUARE  
PARAMUS, NJ 07652  
(201) 265-2100 / Fax (201) 265-0086

All open construction permits MUST be closed out at least one week prior to scheduling the Resale of the home

**\*\*\*Inspections for resale are performed Monday through Friday\*\*\***

**Please make arrangements to have someone at your home to let the inspector in.**

The Legislature amended and enacted P.L. 1991, c.92 (c52:27D-198.1), requiring that all one & two family dwellings at a change of occupancy be provided with a portable fire extinguisher, in addition to the requirements for smoke & 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 of November 1, 2005.

The regulations were recently made available for public comment. The comment period has ended and the final adoption if the regulations will appear in the New Jersey Register in the near future. The Division of Fire Safety is advising all local enforcing agencies to enforce the regulations: See the guidelines below.

*The requirements for the type & placement for the extinguisher are as follows:*

1. At least one portable fire extinguisher shall be installed in all one & two family dwellings.
2. The extinguisher shall be listed, labeled, charged, & operable.
3. The size shall be no smaller than 2A:10B.C, rated for residential use & weigh no more than 10lbs
4. The hangers or brackets supplied by the manufacturer must be used.
5. The extinguisher must be located within 10 ft. of the kitchen.
6. The top of the extinguisher must not be more than 5ft above the floor.
7. The extinguisher must be visible & in a readily accessible location, free from being blocked by storage or other items.
8. The extinguisher must be near a room exit or travel path that provides an escape route to the exterior.
9. The extinguisher must be accompanied by an owner's manual or written information regarding the operation, inspection & maintenance of the extinguisher.
10. The extinguisher must be installed with the operating instructions clearly visible.

New fire extinguishers are not required to be serviced & tagged, as long as the seller or agent can provide proof of purchase or receipt.

If you have any questions regarding the implementation of this act or its specific requirements, please contact our Local Assistance Unit @ 609-633-6112

**YOUR INSPECTION IS SCHEDULED FOR \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_ 201-265-2100 Ext. 2230**

## Smoke Detectors and Carbon Monoxide Detectors

In accordance with the State of New Jersey Uniform Construction Code Listed smoke detectors and carbon monoxide detectors are required to be installed in all dwelling units when a fuel-burning appliance is replaced. As per N.J.A.C. 5:23-6.5(e)9. and N.J.A.C. 5:23-6.5(f) requires detectors be installed as a condition of the permit.

In dwelling units smoke detectors shall be maintained on each level of the dwelling outside each separate sleeping area in immediate vicinity of bedrooms located on or near the ceiling.

Carbon monoxide detectors that meet Underwriters Laboratories standards 2034 are required to be installed in dwelling unit in accordance with NFPA #720. Carbon monoxide detectors shall be installed in the immediately vicinity of all bedrooms and sleeping areas.

**These detectors may be electric hardwired, plug-in or battery operated type.**

### **All DETECTORS MUST BE INSTALLED PRIOR TO SCHEDULING FINAL INSPECTIONS**

(Please test batteries prior to inspections)

1. a. A smoke detector must be placed on each level of the house in the area of all bedrooms.  
b. If your smoke detectors are connected to your burglar alarm system, please contact your alarm company at least 15 minutes prior to the arrival of the fire inspector and advise your alarm company that a test of your smoke detectors will be taking place. You must know how to reset the system and have your security code accessible so that after the alarms have been tested, they can be turned off immediately.
2. Address must be displayed on your building mailbox, front door or over the garage doors for emergency vehicles to locate your property.
3. A recycling container must physically be on said property and a required serial number is located on the container. If your recycling can has been stolen, you must purchase one prior to inspection at the Department of Public Works Office.
4. If you have done any work on your property without receiving the required permits, you will not receive your Resale Certificate until permits have been applied for and approved for the illegal work done on your property.
5. If you have done work on your property and receive permits, but have not received any final inspections, you will not receive your Certificate of Occupancy until final inspections have been scheduled and approved by the Building Department.

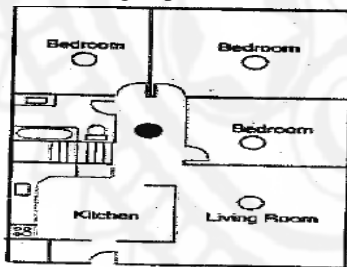


Figure 1

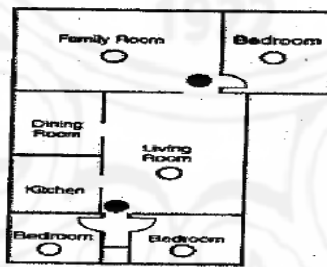


Figure 2

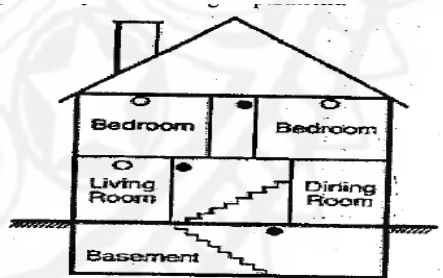
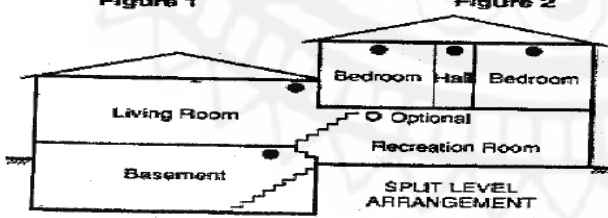


Figure 3



- Smoke detectors for better protection
- Smoke detectors for minimum protection

