



Certificates of Occupancy

A Continued Certificate of Occupancy or “Zoning Certificate” is required on all resales, rentals, and/or changes or tenancy. Basically, this form certifies that the dwelling meets basic inspection safeguards.

Items generally looked for at Zoning/Certificate of Occupancy Inspections, including BUT NOT LIMITED TO:

1. **Work done without permits.**
2. Working smoke detectors on each level, including basement and walk-up attic. *
3. Carbon monoxide detector, in common area outside bedrooms. *
4. Relief valves on hot water heater and boiler pipes in to within 6” of floor.
5. Sump pump (if present) is piped to the outside of house or unit. (Not connected to sanitary sewer line or directed to adjoining properties)
6. Handrails/guardrails for anything over four (4) steps.
7. All switch and outlet covers in place.
8. Stairs in good shape, interior and exterior. (No loose treads or bricks)
9. Attached garages, no holes in walls or ceilings.
10. All toilets and faucets in working order.
11. Hot water. (110° minimum). Hot faucet on left side.
12. Proper fit and venting of furnace/boiler and hot water heater to chimney.
13. Electric service panel in good shape. (no openings) 14. No exposed wires or open electrical boxes throughout house.
15. No broken windows or glass.
16. Any visible safety faults.
17. Illegal conversions/living areas.
18. Metal pipe or U.L. listed foil dryer vents
19. Proper venting in bathrooms. (window or mechanical vent).
20. House number minimum 4” and maximum 8” in height *

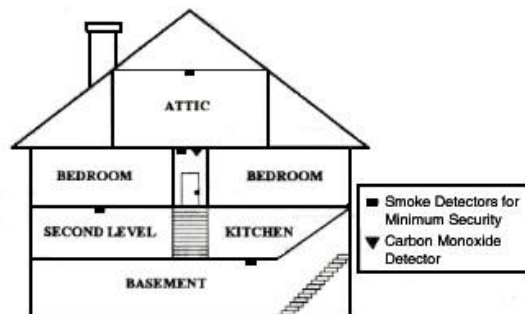
***THIS IS BASICALLY A SAFETY INSPECTION AND IS
IN NO WAY A HOME INSPECTION.***

***See Reverse for more details**

The Township of Nutley, Chapter 700, Article XVII Section 700-116, requires that a Certificate of Occupancy shall be applied for and issued prior to the sale, conveyance or rental of any property within the Township. Requirements concerning residential property are as follows:

SMOKE DETECTORS: detection is required on each level of the house including the basement in the vicinity of the stairs. Detectors are also required within 10 feet of each bedroom. Attics require detection if habitable. Smoke detectors mounted on the ceiling should be a minimum of 4 inches from a corner. Detectors mounted on a die wall should be no closer than 4 inches to the ceiling, and no more than 12 inches from the ceiling. Detectors on a tray ceiling are to be located on the highest level within 12 inches of the peak.

CARBON MONOXIDE DETECTORS: detectors required on each level with bedrooms, to be located outside of and within 10 feet of each bedroom, if the home has a fuel burning appliance and/or an attached garage.



SUMP PUMP DISCHARGE: if the structure has a sump pump, it must discharge outside the structure. It is illegal for storm water to be discharge into the sanitary sewer system or on to adjoining property.

ZONING COMPLIANCE: All buildings shall be in compliance with the appropriate zoning regulations for the area in which the structure is location. Additional information can be obtained from the Zoning Officer – 973-284-4957

HOUSE NUMBER: address numbers shall be a minimum of 4 inches and maximum of 8 inches in height, clearly visible from the street, Arabic in format and style, not less than 4 feet nor more than 10 feet above grade. The numbers shall be securely fastened, weatherproof, and shall be mounted against a contrasting background. If the setback is more than 150 feet from the street the number shall, in addition to other requirements be displayed on a sign readily visible from and within 25 feet of the street. Address numbers may be mounted on a post in the front yard.

BUILDING PERMITS: any open building permits are to be closed by scheduling the required final inspections through the Building Department. No Zoning Certificate will be issued until all open building permits are closed.

It's the law in New Jersey



10-Year Sealed Battery Smoke and Carbon Monoxide (CO) Alarms

10-year smoke alarms are now required in New Jersey.

- **UL Listed** — *PROVEN* to provide a decade of continuous protection.
- **Savings for Landlords and Contractors** — *save money over the life of each alarm on batteries and maintenance costs.*
- **Hardwired (with 10-Year Battery Backup), Battery Powered and NEW Wireless options.**



NEW! Intelligent Wire-Free Alarms with 10-Year Sealed Batteries

- **Wireless Interconnect** — *Quick and easy setup! No wifi required. Connect alarms without the need for extensive re-wiring.*
- **Glowing LED Status Rings** — *Allows for easy identification of current state of alarm.*
- **Alarm Locate Feature** — *Quickly find initiating alarm by silencing other alarms on the network.*
- **Voice Notification** — *Clearly identifies the type of hazard detected.*
- **Photoelectric Smoke Alarm Sensors**

10-Year Sealed Battery Smoke Alarms are Now Required in New Jersey

Compliance Date: Jan 1, 2019

Effective Date: Feb 5, 2018



10-Year Sealed Battery Smoke Alarm Requirement

IMPACTED DWELLINGS:

- **R-1** (hotels, motels, b&b), **R-2** (multi-family, dorms, rooming houses, group rental), and **R-3** (single-family and two-family dwellings)

PLACEMENT REQUIREMENT:

Group R-1, R-2 and R-3

- In dwelling units or guestrooms, 10-year sealed battery-powered smoke alarms shall be installed and maintained in accordance with New Jersey Administrative Code.

Existing one- and two-family dwellings

- Installed on each level of the premises; and installed outside each separate sleeping area.
- Ten-year sealed battery-powered smoke alarms shall be installed and listed in accordance with ANSI/UL 217. 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.

Technology that saves lives.

Unauthorized UL Marks on Combination CO/Smoke Alarms



It has come to the Department's attention, that a public notice has been issued by Underwriters Laboratories (UL), <https://www.ul.com/news/ul-warns-unauthorized-ul-marks-cosmoke-alarms>, regarding the unauthorized use of "UL" markings/labels affixed to Combination Carbon Monoxide/Smoke Alarms products. The following is a copy of that public notice:



PUBLIC NOTICE

Release No. 22PN-08

Peyton Zylke
Corporate Communications
UL
847.226.3483
Peyton.Zylke@ul.com

UL Warns of Unauthorized UL Marks on CO/Smoke Alarms

NORTHBROOK, IL, May 13, 2022 - The following is a notification from UL that the Combination Smoke/Carbon Monoxide alarms (CO/Smoke alarms) identified below bear unauthorized UL Certification Marks for the United States. UL has not evaluated these CO/Smoke alarms to the appropriate Standards for Safety, and it is unknown if the CO/Smoke alarms comply with any safety requirements.

The CO/Smoke alarms identified below were not manufactured by and are not associated with Siterwell Electronics. The Siterwell Electronics, Model GS811-A, CO alarm marked "Siterwell Electronics" and bearing a UL Certification Mark is not covered by this notice.

Name of Product: Elvicto or vitowell CO/Smoke Alarm Model GS811-A

Remedy: UL recommends that you stop using this product and obtain a properly UL Certified smoke alarm and CO (Carbon Monoxide) alarm.

Identification on the Product:

The vitowell CO/Smoke alarms bear the following marking:



LISTED

Brand: vitowell
Model GS811-A

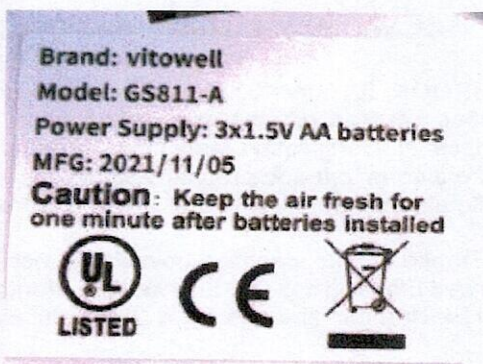
The Elvicto CO/Smoke alarms bear the following marking:



LISTED

Brand: Elvicto
Model: GS811-A

Photographs:



Known to be distributed and sold by: Amazon.com, eBay.com, and online retailers worldwide.

About UL

UL is a global safety science leader. We deliver testing, inspection and certification (TIC), training and advisory services, risk management solutions and essential business insights to help our customers, based in more than 100 countries, achieve their safety, security and sustainability goals. We believe our deep knowledge of products and intelligence across supply chains makes us the partner of choice for customers with complex challenges. Discover more at [UL.com](https://www.ul.com).

Source: Keith Makai, Code Assistance Unit
(609) 984-7609