

BOROUGH OF OAKLYN

500 White Horse Pike • Oaklyn, NJ 08107
Fax: (856) 854-0180 • Tel: (856) 858-2457 • www.oaklyn-nj.com

CERTIFICATE OF COMPLIANCE

Updated 12/2021

DATE RECEIVED: _____ EXPIRATION DATE: _____
*** EXPIRATION DATE APPLIES ONLY TO THE SAME OWNER AT TIME OF SALE ***

SETTLEMENT DATE: _____ BLOCK: _____ LOT: _____

CONTACT PERSON: _____ PHONE#: _____

PROPERTY ADDRESS: _____

PROPERTY OWNER: _____

REPAIR LETTER & CERTIFICATE: PICK UP _____ MAIL _____ FAX# _____

INSPECTION FEES

PROPERTY MAINTENANCE/SUMP PUMP INSPECTION FEE: \$50.00

PAID: _____

Take notice the aforementioned premise has been inspected by a duly authorized local enforcing agency for the above jurisdiction.

As of January 2022, Smoke, Carbon Monoxide Alarms & Fire Extinguisher Certification must be done by the Regional Fire Prevention Alliance – application under permits and forms...oaklyn-nj.net

REGIONAL FIRE PREVENTION ALLIANCE CERTIFICATION REQUIRED

Take further notice that this premise conforms to the applicable regulations of the BOCA National Property Maintenance Code/1996 and all complaints and inquiries concerning the above captioned property should be directed to the agency listed at the top of this notice.

Housing Code Department

This premise conforms to the Municipal Ordinance 108-12 Use of Sewer System for Discharge, sump pump connection

Rick Hawco, Superintendent Public Work



BOROUGH OF OAKLYN

According to the Borough of Oaklyn Ordinance 11-00, Chapter 101, Section 101-3.

A Certificate of Compliance inspection is required upon the sale of all properties. The Certificate is good for (90) days provided the seller has not changed.

PROPERTY MAINTENANCE INSPECTION

Below is a guideline of what the inspector will be checking, the inspector may also find other items not listed that are in need of repair prior to settlement:

1. All sidewalks, walkways, driveways and driveway aprons shall be made safe. No cracks, raised walkways or deteriorated concrete. Asphalt or Macadam acceptable for driveways only, NOT aprons or sidewalks.
2. Handrails are required in many instances where there are three (3) or more steps. Steps that are 30 inches above grade require a handrail on one side only. All handrails (2" round returned to post) require a maximum of a 4" spacing for spindles.
3. Perimeters of existing porches or stoops with no railings will be required to have railings installed with a maximum of a 4" spacing for spindles
4. All peeling, chipping or unpainted exterior surfaces must be scraped and painted.
5. Broken windowpanes must be repaired.
6. Any electrical open splices or fixtures not properly installed must be corrected.
7. Any gutters/downspouts not hooked up properly or missing must be corrected.
8. Any obvious hazardous and maintenance conditions.

SMOKE/FIRE/CO DETECTOR INSPECTION

As of January 2022, it is required that a smoke, carbon monoxide alarms & fire extinguisher certification be required upon the sale of all properties from Regional Fire Prevention Alliance, 856-547-0991 – Application on Oaklyn-nj.net website under permits and forms

SUMP CONNECTION INSPECTION

According to Borough of Oaklyn Ordinance 108-22 no sump pump can be connected to sewer system. An inspection will be completed by Public Works prior to settlement.



Regional Fire Prevention Alliance

219 Clements Bridge Road Barrington, NJ 08007

(856) 547-0991

Firealliance@barringtonboro.com

"Serving the Municipalities of Barrington, Hi-Nella, Lawnside, Magnolia, Mt. Ephraim and Oaklyn"



Certificate of Smoke Alarm, Carbon Monoxide Alarm, and Portable Fire Extinguisher Compliance (CSACMAPFEC) Application

Minimum requirements of smoke alarms based on date of construction and location of installation:

- PRE 1975; DC ten-year sealed battery powered single station smoke alarm on each level, including basement (if applicable)
- 1975-1977; AC powered smoke alarm uppermost level, DC smoke alarm on all other levels
- 1977-1983; AC powered smoke alarm on uppermost and basement level (electrically interconnected) and DC smoke alarm on all other levels
- 1983-1991; AC powered smoke alarm on every level (electrically interconnected)
- 1991-PRESENT; AC powered smoke alarm with battery backup on each level and in each sleeping area (bedroom), electrically interconnected

Where smoke alarms should be located:

Smoke alarms are to be located on every level of a residence, basement, first floor, second floor, third floor between sleeping areas. In homes with only one sleeping area on one floor, an alarm is to be put in the hallway outside the bedroom. In single floor homes with two separate sleeping areas, two alarms are required outside each sleeping area in each hallway area. In multi-level homes, alarms should be located outside sleeping areas and at every level of the home. Basement alarms should be located in the bottom of basement stairwells.

In addition to smoke alarm locations, refer to the minimum requirements based on the year of construction chart above.

Applicant understands:

1. Any change of ownership or occupancy (including the storage of personal property) may not occur, prior to a successful inspection AND possession of a Smoke Alarm, Carbon Monoxide Alarm, and Portable Fire Extinguisher Compliance (CSACMAPFEC) Certification (passed inspection). Furthermore, I understand that if there is any change of ownership or occupancy (including the storage of personal property), without this required inspection, the owner will be subject to a penalty of \$600 per occurrence (N.J.A.C. 5:70-2.3).
2. That a fire inspector from the Regional Fire Prevention Alliance will inspect the dwelling unit during the given block of time. The person meeting the inspector must be present at the beginning of the block of time and over the age of 18.

3. That all smoke alarms within the dwelling unit must be installed and maintained in accordance with NFPA 72. That all AC powered smoke alarms must be electrically interconnected. That each level of the dwelling unit is required to have either an AC (electric) or a DC ten-year sealed UL approved battery powered smoke alarm installed.

4. That **ALL** smoke alarms (AC powered and battery operated) must be less than 10 years old. The realtor, owner, seller or buyer must physically take the smoke alarms down and verify the date on the back of each unit to ensure compliance. If there is no date, you shall replace the smoke alarm. Any house equipped with a low voltage fire alarm system (installed by an alarm company) must have that system tested and approved by an alarm contractor prior to the inspection date. A copy of the fire alarm system certification provided by the alarm contractor must be presented to the inspector at the time of the inspection. Both the fire alarm system and the contractor testing the fire alarm system shall have the appropriate certifications and be UL listed.

5. That a fully charged and working **2-A:10-BC** fire extinguisher must be installed in the kitchen or within 10' of the kitchen. It shall be clearly visible and not be located behind doors, in cabinets or under counters. It shall be properly mounted no higher than 5' from the floor to the top of the extinguisher. It shall be visible and readily accessible for occupant use. All fire extinguishers shall be either within 1 year old at time of inspection or tagged and inspected by NJ Certified Fire Equipment Contractor.

6. That if the dwelling has at least one fuel burning appliance, fireplace, or a garage that a Carbon Monoxide Alarm (CO) shall be installed outside of but within the vicinity of all sleeping areas. CO located in bedrooms only will not pass code per NFPA 720. Carbon Monoxide Alarms shall be less than 7 years old, at the time of inspection.

7. That the fire inspector will also check the visibility and readability of the house numbers on the dwelling unit to verify that they are visible and readable from the street in the event of an emergency. The house numbers shall be as follows:

- Only Arabic Numerals may be used.
- Minimum height of Arabic Numerals is at least 3"
- The house numbers are mounted in a secure fashion, on the address side of the dwelling.
- The color/material of the house numbers sufficiently contrasts with the background they are mounted to.
- The house numbers are located at least 60" above ground level and are placed so as not to be obstructed by trees or shrubs and are in direct line of sight from the street the dwelling unit fronts onto.

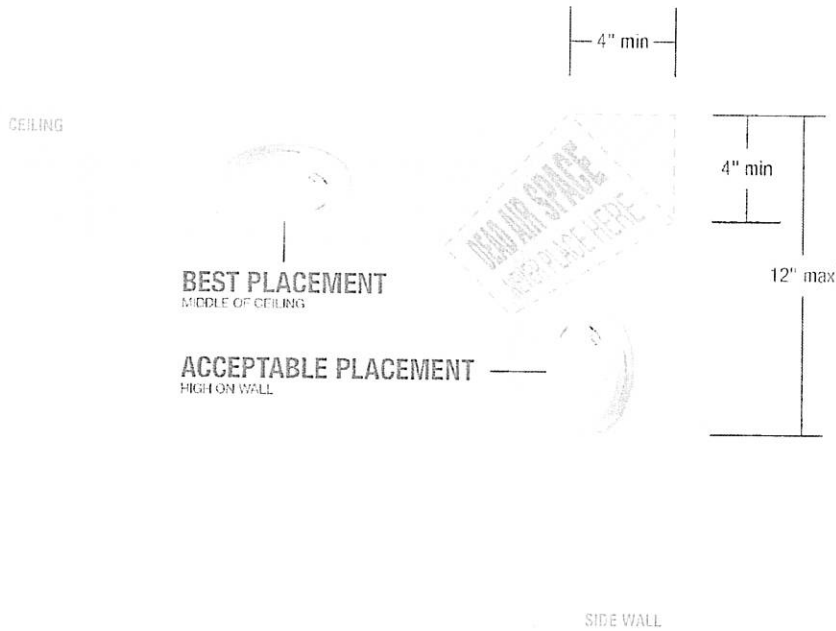
8. All the above listed items are to be completed **PRIOR** to the inspector's arrival, as that the fire inspector cannot install/repair items because of liability and time commitment of other appointments. It is also my responsibility to check to make sure I have no recalled devices (smoke alarms, smoke alarms, carbon monoxide alarms) or fire extinguishers and that all shall be installed as per manufacturer's specifications and state code, outlined above.

ALL FAILED INSPECTIONS WILL REQUIRED A \$50.00 RE INSPECTION FEE.

Oaklyn Borough Residents Only:

As per Oaklyn ordinance § 75-10A(4), "All residential sleeping areas within the Borough shall have at least one fully operable smoke alarm located within each sleeping area. All such residential sleeping areas enclosed by a door or otherwise shall, in addition, have at least one fully operable smoke alarm located outside each sleeping area within 10 feet of such sleeping area. Installation of the smoke alarms shall be in accordance with the manufacturer recommendations and the National Fire Safety Code, Borough ordinances or any other applicable statute or ordinance."

Where to Mount Smoke Alarms:





Regional Fire Prevention Alliance

219 Clements Bridge Road Barrington, NJ 08007

(856) 547-0991

Firealliance@barringtonboro.com

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Certificate of Smoke Alarm, Carbon Monoxide Alarm, and Portable Fire Extinguisher Compliance (CSACMAPFEC) Application

Sellers Name: _____ Sellers Telephone: _____

Selling Address: _____ Town: _____ Zip Code: _____

Nearest Cross Street: _____ Year House Built: _____

Development: _____ Block: _____ Lot: _____

Municipality Where Taxes Are Assessed: _____

New Forwarding Address: _____

Name of Realty Office: _____

Address: _____ Town: _____ Zip Code: _____

Telephone: _____

Name of Real Estate Agent Handing Sale: _____

Contact Name & Number to Schedule Inspection: _____

Settlement Date: _____

A CHECK OR MONEY ORDER PAYABLE TO "REGIONAL FIRE PREVENTION ALLIANCE" MUST ACCOMPANY THIS APPLICATION. APPLICATION FEES ARE LISTED BELOW:

Request for a CSACMAPDEC Received:

- **14+ business days** prior to the change of occupant is \$66.00.
- **8-13 business days** prior to the change of occupant is \$74.00.
- **4-7 business days** prior to the change of occupant is \$106.00.
- **3 business days or less notice** prior to change of occupant is \$171.00.

Notice: Weekends and holidays do not count for business days!
CERTIFICATIONS ARE VALID FOR 6 MONTHS. FEES ARE NON-REFUNDABLE.
ALL FAILED INSPECTIONS WILL REQUIRE A \$50.00 RE INSPECTION FEE

Applications can be dropped off at the office, or mailed to: "Regional Fire Prevention Alliance", 219 Clements Bridge Road, Barrington, NJ 08007

OFFICE USE ONLY:

SD# _____ - _____ - _____ INSPECTION DATE: _____

Assigned Inspector: _____ Re-Inspection Date: _____