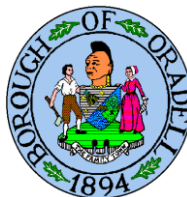


BOROUGH OF ORADELL

355 Kinderkamack Road
ORADELL, NEW JERSEY 07649



STEPHEN A. DEPKEN
CONSTRUCTION OFFICIAL
ZONING OFFICER

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RRC - RESALE / RENTAL / CERTIFICATE APPLICATION RESIDENTIAL - 1&2 FAMILY DWELLING (R-3, R-5) – APARTMENT (R-2)

Address:		☐ Block:	☐ Lot:
☐ Single family	☐ 2-family	☐ Apartment	☐ Townhouse/Condo

Name of present owner:	phone #:	email:	
Address: (if different than above)	town:	state:	zip code:
Name of new owner:	phone #:	email:	
Address: (if different than above)	town:	state:	zip code:
Realtor agent name:	phone #:	email:	
Closing date:	automatic fire alarm:	burglar alarm:	
Are address numbers displayed on or adjacent to front door?			

FOR RENTAL USE ONLY

Name of tenant:	phone #:	email:
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Enter all occupants names - check (a)adult or (c)child (18 or under)

Names		Names	
	A ☐ C ☐		A ☐ C ☐
	A ☐ C ☐		A ☐ C ☐

Notify in case of emergency:			
Name:		phone #:	
Address:	town:	state:	zip code:

One & two family dwelling Fee: \$130, reinspection Fee: \$60 Apartment Fee: \$90, reinspection Fee \$50

Property owner's or Agent's signature _____ Date : _____

Cash: _____ (exact amount) Check #: _____ Received by: _____ Date: _____

CERTIFICATE # _____

Approved by: Construction Official: _____ Date: _____

Inspections: Monday thru Friday 10:30am – 2:00pm

30 days advance inspection notice is required **

A completed application and fee must be submitted prior to scheduling an appointment.

Inspection fees must be prepaid – make checks payable to “Borough of Oradell”

A \$500. Penalty will be assessed for closing or leasing before RRC is issued.

If inspection date or certificate request is made:

5 to 10 business days prior to closing or change of occupancy: The fee is the original fee + 1/2 the original fee.

4 business days or less prior to closing or change of occupancy: The fee is double the original fee.

If this property has been vacated due to the sale of said property or if there has been a change in use or change in tenancy or occupancy, the owner of said premises shall apply for and secure a resale/rental certificate. “As per chapter 85. certificate of continued occupancy. borough codes of Oradell”.

RESIDENTIAL 1&2 FAMILY DWELLING
SMOKE DETECTOR, CARBON MONOXIDE (CO) DETECTOR APPLICATION

Please review all items listed below and determine that the structure complies with the requirements for each listed item.

SMOKE DETECTOR REQUIREMENTS

The type of smoke detectors that are required, depends on the type of smoke detectors that were required at the date of original construction or date of an alteration. (see table below)

<u>Year structure was built / altered:</u>	<u>Minimum requirements for smoke detectors</u>
Prior to January 1977	Battery operated smoke detectors on all levels.
January 1977 to September 1978	Electric smoke detectors on sleeping levels battery operated smoke detectors on all other levels.
October 1978 to January 1983	Electric smoke detectors on sleeping levels and basement level.
February 1983 to July 1984	Electric smoke detectors on all levels.
August 1984 to February 1991	Electric smoke detectors on all levels. all detectors must be interconnected
March 1991 to present	Electric smoke detectors on all levels & inside each bedroom. all detectors must be interconnected & equipped with battery back-up.

SMOKE DETECTORS

- All smoke detectors over ten years old are outdated and must be replaced with a ten-year sealed battery smoke detector (as per the uniformed fire code).
- It is **not permitted** to replace an electric smoke detector with battery operated smoke detector.
- Defective interconnected smoke detectors must be replaced with compatible detectors. a smoke detector is required on all building levels including the basement.
- A smoke detector is required within 10 feet of every bedroom door.
- The smoke detector installed on the basement level and all levels without a sleeping area must be located in close proximity to the stairway leading to the floor above.
- Smoke detectors must be properly mounted and secured to the ceiling. smoke detector base must be flush with the ceiling.
- All smoke alarms must be ul listed or equivalent.
- Common area hallways and stairways in two-family houses must have smoke detectors at each level.
- Homes equipped with a monitored smoke detection system will need the system to be operational and you will need to obtain a nfpa-72 test report from the monitoring company, dated no later than 30 days prior to closing date.

SMOKE DETECTORS ARE NOT PERMITTED:

- Within 5 feet of a kitchen (cooking vapors) - exception: photoelectric type smoke detectors may be within 5 feet of kitchen.
- Within 3 feet of an attic fan or the tip of a ceiling fan blades.
- Within 3 feet of the door leading to a bathroom containing a tub or shower (steam). - exception: photoelectric type smoke detectors may be within 3 feet of bathroom.
- Within 3 feet of an air vent (supply or air flow).
- Within 1 foot of a light fixture.
- Within the “dead air space” where the wall meets the ceiling (ceiling detectors must be at least 4” from wall, wall mounted detectors must be at least 4” and no more than 12” from the ceiling).

CARBON MONOXIDE (CO) ALARM REQUIREMENTS

- A working carbon monoxide alarm (ul-2034) is installed in the immediate vicinity (within 10 feet) of each sleeping area(s) of all 1 & 2 family dwellings. the alarm must be **in the hallway within 10 feet of every bedroom door.** if a level has more than one sleeping area, carbon monoxide alarm is installed by each sleeping area.
- Carbon monoxide alarm may be battery or electric.
- If a combination smoke detector/carbon monoxide alarm is installed, the placement of the detector must meet the requirements for a smoke detector.

ADDITIONAL ITEMS THAT MAY NEED TO BE ADDRESSED

- A fine shall be issued for any open or unobtained permits for projects that were done on the property.
- Hot water heaters, heating & cooling equipment such as: boiler, furnace, hvac, central a/c, etc. shall have an inspection sticker or proof of approval.
- Flue connections – properly sealed vent connectors at chimney.
- Sump pump is not permitted to discharge into a sewer line, sink or new curb discharge.
- Anti-tip brackets shall be installed on kitchen stove, if required by the manufacture.
- Electrical outlets, switches, junction boxes, panels shall be properly covered. No exposed or hanging wires.
- Handrails / guardrails are required on interior & exterior stairs with 4 risers or more require a handrail and guards 30” above floor grade.
- Garage door opener (extension cords are not a permanent wiring system).
- Pool barrier fencing/gates must be code compliant and gates need to be self-closing & self-latching. Gates shall swing out, and have latches 54” above grade. Above ground pools in non-fence compliant properties shall be a minimum of 48” high with code compliant ladder. Exterior hot-tubs shall have code compliant latches.
- Attic & basement areas are not permitted to be utilized as a bedroom or sleeping area unless there is an approved code compliant second means of egress.
- Only the stove or cooking appliance in the main kitchen area is permitted.
- Property maintenance – no open violations. Lawn and bushes shall be trimmed. Corner properties with bushes near the intersection of the roads, shall be trimmed to a maximum height of 30”, to eliminate any line-of-sight issues.
- Sidewalks and/or aprons that are in disrepair and are considered a tripping hazard (1/2 inch or more in height difference, cracking, or chipping) need to be replaced (concrete) or lifted and regrade to eliminate the tripping hazard. No patching or grinding is permitted.
- Sidewalks and/or aprons that are constructed of asphalt need to be replaced with concrete.
- Any safety issues that are not listed but found during an inspection.

LEAD BASED PAINT INSPECTION

Pursuant to P.L. 2021, c.182, all municipalities are required to inspect every single-family, two-family, and multiple **rental** dwelling located within the municipality at tenant turnover for lead based paint hazards.

§85-2.1 Certificate required.

A.

No person shall occupy a building or portion thereof for a commercial or industrial purpose after said building or portion thereof has been vacated due to the sale of said industrial or commercial property or for which there has been a change in use or change in tenancy or occupancy until the owner of said premises has applied for and secured a certificate of continued occupancy.

B.

No person shall occupy a building or portion thereof for residential purposes after said building or portion thereof has been vacated due to the sale of said residential property or for which there has been a change in use or change in tenancy or occupancy until the owner of said premises has applied for and secured a certificate of continued occupancy.

§ 85-22.2 Lead Based Paint Inspections.

Inspections for lead-based paint in rental dwelling units shall be governed by the standards set forth in N.J.S.A. 52:27D-437.1 et seq., and N.J.S.A. 55:13A-1 et seq. A dwelling unit in a single-family, two-family, or multiple rental dwelling shall not be subject to inspection and evaluation for the presence of lead-based paint hazards if the unit:

- (i) has been certified to be free of lead-based paint;
- (ii) was constructed during or after 1978;
- (iii) is in a multiple dwelling that has been registered with the Department of Community Affairs as a multiple dwelling for at least 10 years, either under the current or a previous owner, and has no outstanding lead violations from the most recent cyclical inspection performed on the multiple dwelling under the "Hotel and Multiple Dwelling Law," P.L.1967, c.76 (C.55:13A-1 et seq.)
- (iii) is a single-family or two-family seasonal rental dwelling which is rented for less than six months duration each year by tenants that do not have consecutive lease renewals; or
- (iv) has a valid lead-safe certification.

1) Required Lead-Based Paint Inspections:

- (a) General Inspection: The owner, landlord and/or agent of every rental dwelling unit offered for rental shall be required to have an inspection of the facility done by the rental inspection officer prior to the rental thereof. The rental inspection officer shall inspect every rental dwelling unit prior to any occupancy or reoccupancy of the dwelling.
- (b) Lead-Based Paint Inspection. The owner, landlord and/or agent of every single-family, two-family, and/or multiple dwelling unit offered for rental shall be required to obtain an inspection of the unit for lead-based paint hazards every three years, or at tenant turnover, whichever is Earlier.

2. Notice:

Whenever any rental dwelling unit is scheduled for a change in occupancy, the then current owner shall provide written notice to the rental inspection officer that an inspection is needed at least 20 days prior to the scheduled change.

3. Time for inspections:

All inspections and reinspections shall take place within ten working days of the requested inspection. Inspection fees shall be paid prior to the inspection. No inspections or reinspections shall take place unless all fees are paid. Scheduled inspections or reinspections may be canceled by the Borough unless the completed application and required fees have been received by the Borough at least 24 hours prior to the scheduled inspection or on the last working day prior to the scheduled inspection. Every inspection where the landlord, tenant, owner or agent has failed to provide access for inspection shall be deemed a failed inspection.

4. Fees for inspections:

- (1) Lead-based paint inspection: In addition to the general inspection fees due pursuant to this section, a separate fee shall be invoiced from the borough's certified lead evaluation service at their contracted inspection rate along with an additional \$40 administrative fee and a \$20 fee to be collected and sent to the Lead Hazard Control Assistance Fund. Said fees shall be dedicate to meeting the costs of implementing and enforcing this subsection.
- (2) Alternatively, a property owner or landlord may directly hire a private lead evaluation contractor who is certified to provide lead paint inspection services licensed by the Department of Community Affairs to satisfy the requirements of Sec. 22-346(c)(1)(b), in which case, the fees shall be as follows: administrative fee of \$40 and \$20 for the Lead Hazard Control Assistance Fund.

If you need any further assistance, please contact the building department at,

(201) 261-8005 or inspections@oradell.org