

BOROUGH OF SOUTH PLAINFIELD
Building Department
2480 Plainfield Avenue
South Plainfield, New Jersey 07080
Tel: 908-226-7640 Fax: 908-754-1179

CERTIFICATE OF MUNICIPAL COMPLIANCE
For Smoke and Carbon Monoxide Detectors – Certificate of Occupancy

***INSPECTIONS TEMPORARILY MODIFIED DUE TO
COVID-19 SITUATION***

Please complete all attached forms. Mail all forms and the correct payment (see below) to address above. There is a 'drop box' in the lobby as well.

One (1) to four (4) family dwelling including townhouse- **65.00** per dwelling unit.
Multi-family dwelling including condominium - **\$50.00** per dwelling unit.
Reprint of any issued certificate - **\$25.00**

******Payment by check or money order only. Payable to Borough of South Plainfield.******

If your property has open permits, those items will be inspected at a later date. However, a letter from your attorney will be required advising the Building Department if the seller or buyer will be responsible. Please make the buyer aware that those items will be addressed once restrictions are lifted. Any necessary repairs / adjustments that may be required will be between the seller and buyer.

****Attorney letter must have 'wet' signature and raise seal.****

****Certification in Lieu must be signed and sealed by a Notary or by attorney.****

**APPLICATION AND
CERTIFICATION IN LIEU OF
INSPECTION FOR CERTIFICATE
OF SMOKE ALARM, CARBON MONOXIDE
ALARM, AND PORTABLE FIRE
EXTINGUISHER COMPLIANCE**

Dwelling Location: Block: _____ Lot: _____
(not mailing address)

Street: _____

Municipality: _____ County: _____

***NOTE: ALL BOXES MUST BE CHECKD IN ORDER FOR CERTIFICATION TO BE VALID**

- Smoke alarm on each level of the dwelling, including basements, excluding attic or crawl space; and
- Smoke alarm and carbon monoxide alarm outside each separate sleeping area; and within 10 feet of bedrooms
- All smoke alarms are in working order. Carbon monoxide alarm(s) in working order
- Fire extinguisher is the correct size, is properly mounted, and is located within 10 feet of the kitchen

This is a _____ story dwelling with without a basement.

An inspection shall be conducted by the owner or an authorized representative of the owner. The smoke alarms required above shall be located in accordance with NFIPA 74; the carbon monoxide alarm(s) installed per NFPA-720. The alarms are not required to be interconnected. Battery powered alarms are acceptable. Note: AC powered and/or interconnected alarms and smoke detectors installed in homes constructed after January, 1977 shall be maintained in working order. The fire extinguisher is installed per P.L. 2005, c.71 (N.J.S.A. 52:27D-198.1 et seq).

Please mail certificate to: _____ Phone #: _____

_____ Fax #: _____

_____ Zip: _____

Contact person: _____ Phone #: _____ Closing Date: _____

I do hereby certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I will be subject to penalty.

Sworn and subscribed to before me this _____ day of _____, 20_____.

Notary Signature

Applicant Signature

Printed Name

Note: Once issued, a Certificate is not transferable, nor is a fee refundable. If the change of occupant does not occur within 6 months, a new application shall be required.

FOR OFFICE USE ONLY

Log Number: _____ Check Number: _____

WHERE TO LOCATE ALARMS:

Alarms are to be located on every level of a residence, (basement, first floor, second floor) excluding crawl spaces and unfinished attics, and in every separate sleeping area, between sleeping areas and living areas such as the kitchen, garage, basement or utility room. In homes with only one sleeping area on one floor, an alarm is to be placed in the hallway outside each sleeping areas as shown in Figure 1. In single floor homes with two separate sleeping areas, two alarms are required, outside each sleeping areas as shown in Figure 2. In multi-level homes, alarms are to be located outside sleeping areas and at every finished level of the home as shown in Figure 3. Basement level alarms are to be located in close proximity to the bottom of basement stairwells as shown in Figure 4.

WHERE NOT TO LOCATE ALARMS:

To avoid false alarms and/or improper operation, avoid installation of smoke alarms in the following areas:

Kitchens-smoke from cooking may cause nuisance alarm.

Bathrooms -excessive steam from a shower may cause a nuisance alarm.

Near forced air ducts-used for heating or air conditioning-air movement may prevent smoke from reaching alarm.

Near furnaces of any type-air and dust movement and normal combustion products may cause a nuisance alarm.

The 4 inch "Dead Air" space where the ceiling meets the wall, as shown in Figure 5.

The peak of an "A" frame type of ceiling-"Dead Air" at the top may prevent smoke from reaching alarm.

FURTHER INFORMATION ON ALARM PLACEMENT:

For further information about alarm placement consult the National Protection Association's Standard No. 74-1984, titled "Household Fire Warning Equipment." This publication may be obtained by writing to the Publication Sales Department, National Fire Protection Association, Batterymarch Park, Quincy, MA. 02269.

CARBON MONOXIDE ALARMS are to be located in every separate sleeping area per NFPA 720 and manufacturer's recommendations.

WHERE TO LOCATE FIRE EXTINGUISHER:

Within 10 feet of the kitchen and located in the exit or travel path; and is visible and in a readily accessible location. The top of the fire extinguisher is not more than 5 feet above the floor and is mounted using manufactures hanger or brackets. Minimum size of 2A:10B:C and weigh no more than 10 pounds, is accompanied with the owners manual or with the proper written instructions. The extinguisher is listed, labeled, charged and operable. The extinguisher must have been serviced and tagged by a contractor certified by the New Jersey Division of Fire Safety within the past 12 months or seller must provide a recent proof of purchasing receipt.

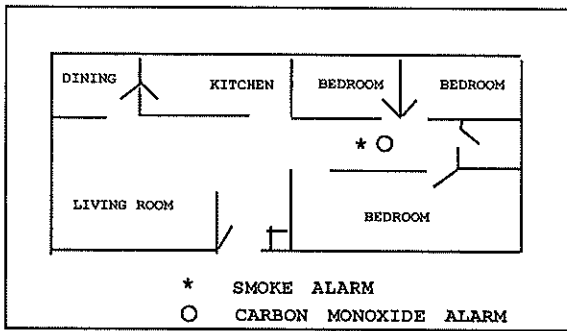


Figure 1

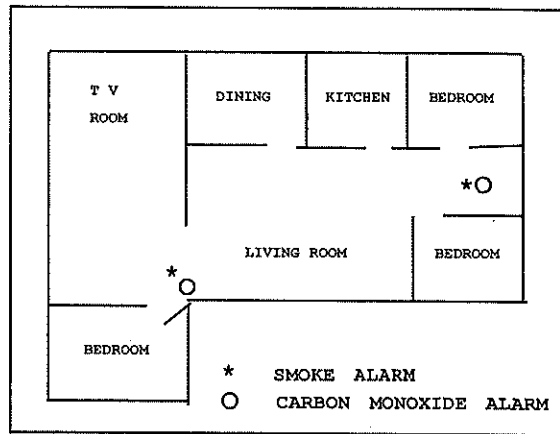


Figure 2

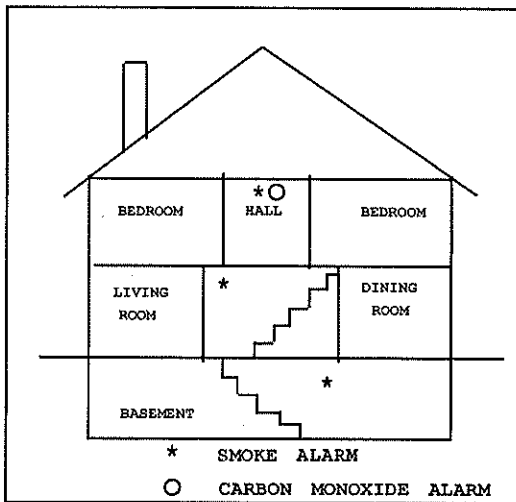


Figure 3

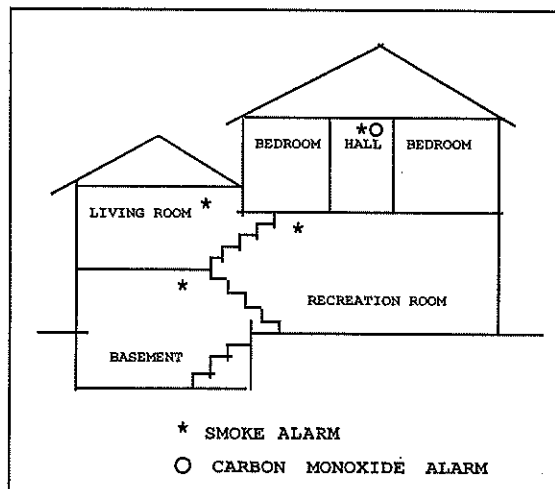


Figure 4

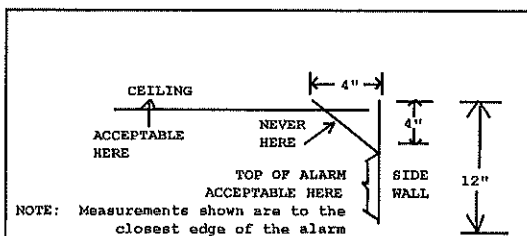
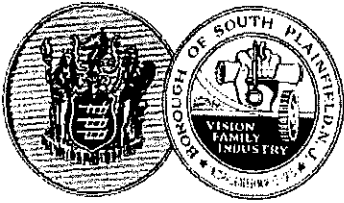


Figure 5



BOROUGH OF SOUTH PLAINFIELD
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Tel: 908-226-7640 Fax: 908-754-1179

CERTIFICATE OF MUNICIPAL COMPLIANCE

For Smoke and Carbon Monoxide Detectors – Certificate of Occupancy

Inspections of conducted between 10:00 am to 12:00 pm Monday through Friday.

One (1) to four (4) family dwelling including townhouse - **\$65.00** per dwelling unit.

Multi-family dwelling including condominium - **\$50.00** per dwelling unit.

One (1) to four (4) family dwelling including townhouse at a special time - **\$125.00** per dwelling unit.

Multi-family dwelling including condominium at a special time - **\$100.00** per dwelling unit.

Reprint of any issued certificate - **\$25.00**

First re-inspection for failed or missed inspection - **\$35.00** per dwelling unit.

Second re-inspection for failed or missed inspection – **cost of initial inspection.**

******Payment by check, cash or money order only. Checks payable to Borough of South Plainfield.******

Smoke detectors shall be required on each level of the home including basements and walk up attics. Smoke detectors shall be located on ceilings or within six (6) inches of the ceiling but not in corner. Smoke detectors shall be located within the immediate vicinity of all bedrooms such as bedroom hallways but no more than ten feet (10') from the furthest bedroom door.

Carbon Monoxide detectors shall be located within the immediate vicinity of all bedrooms such as bedroom hallways but no more than ten feet (10') from the furthest bedroom door. DO NOT locate Carbon Monoxide detectors within the bedroom unless you have a Carbon Monoxide detector in the hallway.

Homes built after 1977 which requires a/c smoke detectors or a/c interwire smoke detectors or interwire smoke detectors with battery backup must maintain these types of detectors and cannot substitute with battery operated smoke detectors.

Homeowners with alarm systems must have annunciators within ten feet (10') of bedrooms and on each level. Alarm company must be notified that the system is being tested prior to inspection.

All one and two family homes must have a **2.5 lb ABC type fire extinguisher** available within ten feet (10') of the kitchen area. The extinguisher must be listed, labeled, charged and operable. It must be visible and cannot be more than five feet (5') above the floor.

Homeowners with sump pumps/pits shall have the area open for inspection. Sump pumps shall not discharge into sanitary sewer systems.

Homeowners who performed work on their homes **without permits**, upon discovery, shall be subject to a minimum penalty of \$250.00. This includes but is NOT limited to swimming pools, spas/hot tubs, decks, sheds, garage conversions, basement alterations, wood stoves, furnace replacement, hot water heater replacement, central air conditioning, oil to gas conversion, tank removal/abandonment, etc.

Homeowners and/or agents: It is your responsibility to see that all open permits are closed out prior to the inspection. Please DO NOT schedule real estate closings until all open permits and/or violations have been corrected.

**IF THE PROPERTY PRESENTS HEALTH OR SAFETY ISSUES FOR THE INSPECTOR,
INSPECTION MAY BE REFUSED. CORRECTIVE ACTION FALLS ON SELLER.**

INSPECTION REQUEST

Please print clearly

Present Owner _____

Property Location _____

Block _____ Lot _____ Qual _____

New Owner/Tenant _____

(Circle One)

(PLEASE PRINT CLEARLY)

Owner/tenant contact phone# _____

One Family _____ Two Family _____ Multi-Family/Other _____

Applicant Waiver: the undersigned hereby requests a Smoke detector/Carbon Monoxide and Fire Extinguisher Certification and holds the Borough of South Plainfield and its officials, employees, officers and inspectors harmless in the event that a detector becomes inoperable or otherwise be put out of service. **Please read requirements for Smoke Detector/Carbon Monoxide Detector and Fire Extinguisher location.** _____ (please initial)

Applicant Signature _____

Applicant Name(print) _____

Phone Number _____

Pick up Cert _____ Mail Cert to: Name _____
Address _____

***PLEASE DESIGNATE ONE CONTACT TO RECEIVE INFO ON THIS CERTIFICATE**

Official Use only

Inspection Date Scheduled _____ Receipt# _____

Approved as _____ Date _____ Inspector _____

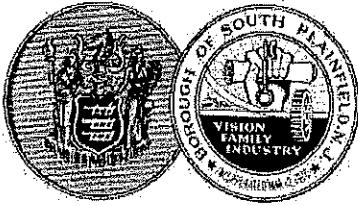
*Smoke Detectors _____ *Carbon Monoxide detectors _____

*verify expiration date (See Attached)

2.5lb Fire Extinguisher: yes _____ no _____ Sump Pump: yes _____ no _____

Fire Sprinkler System: _____ HWH/Boiler Discharge valve _____

Notes _____



BOROUGH OF SOUTH PLAINFIELD

Building Department

2480 Plainfield Avenue

South Plainfield, New Jersey 07080

Tel: 908-226-7640 Fax: 908-754-1179

HOUSE EVALUATION

ADDRESS: _____

BLOCK: _____

LOT: _____

1. **Finished Basement:** YES NO

Exterior walls in basement:

Sheetrock _____ Paneling _____ Block _____

Bathroom in Basement? YES NO

2. **Central Air Conditioning:** YES NO

Original _____ Replacement _____

3. **Hot Water Heater replaced?** YES NO

4. **Deck:** YES NO

5. **Shed:** YES NO

6. **Pool:** YES NO

7. **Installing Radon System:** YES NO

Number of full bathrooms _____

Number of half bathrooms _____



OFFICE OF THE FIRE MARSHAL/BFP

CO Applications

Subject: Smoke Detector Replacement

16-49

11/29/2016

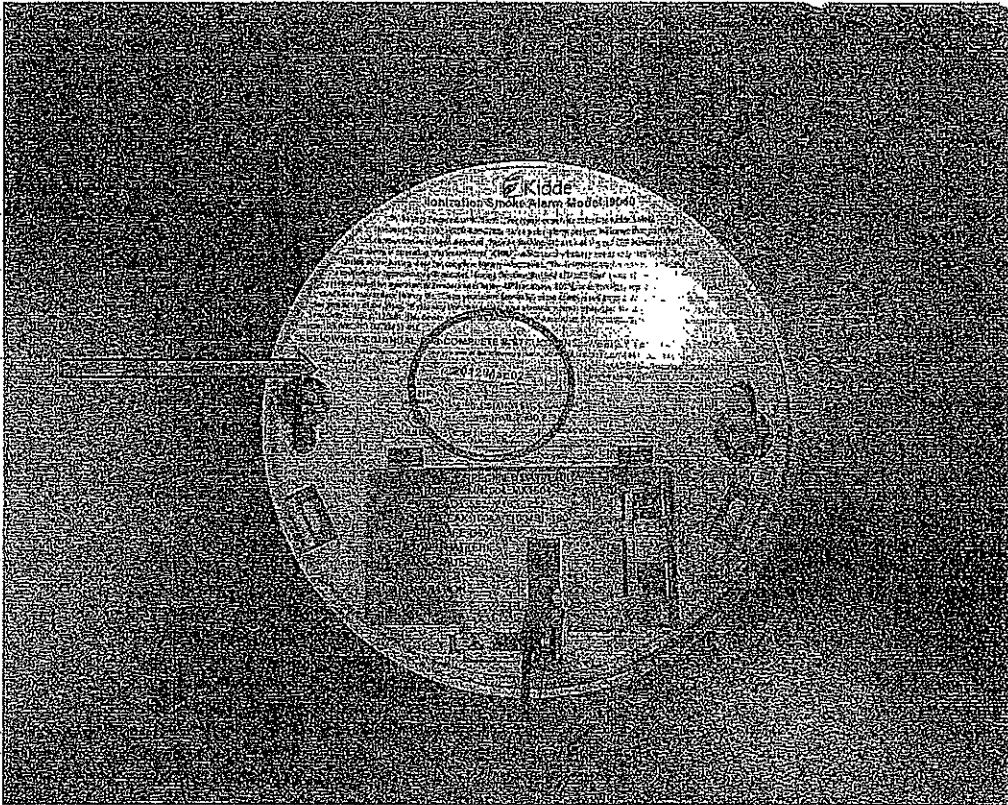
To all applicants,

Upon applying for a Certificate of Occupancy (CO) from the Building Department, it is imperative that you check all of the smoke detectors in your structure to verify that they have not expired and are in need of replacement. When the fire inspector comes to conduct the CO inspection; they will check this item. If the detector is out of compliance date and needs to be replaced, we cannot pass you until you have complied with this requirement.

This is a simple procedure that you can conduct yourself by removing the detector from the holder and disconnecting the electrical wire if you have electric/battery smokes. Look on the back of the detector and check the manufacture date and the recommended replacement time. If you exceed the life expectancy of the unit(s), they must be replaced. Please feel free to call our office if you require any additional information on this.

Respectfully,

J.A. Abbruzzese
Fire Marshal/Fire Official/HHS/FSC
South Plainfield, NJ 07080
908-756-4761
jabbruzzese@southplainfieldnj.com



Department of Community Affairs
Division of Fire Safety
Memorandum

The Legislature amended and enacted P.L.1991,c.92(C.52:27D-198.1), requiring that all one-and two-family dwellings at a change of occupancy be provided with a portable fire extinguisher, in addition to the requirements for smoke and 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 date of November 1, 2005.

The regulations were recently made available for public comment. The comment period has ended and the final adoption of 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; using the guidelines below.

The requirements for the type and placement of the extinguishers are as follows:

- 1) At least one portable fire extinguisher shall be installed in all one-and two-family dwellings (except seasonal rental units) upon change of occupancy;
- 2) The extinguisher shall be listed, labeled, charged, and operable;
- 3) The size shall be no smaller than 2.51b ABC, rated for residential use and 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 feet of the kitchen;
- 6) The top of the extinguisher must be no more than 5 feet above the floor;
- 7) The extinguisher must be visible and in a readily accessible location, free from being blocked by furniture, 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, and maintenance of the extinguisher; and
- 10) Lastly, the extinguisher must be installed with the operation instructions clearly visible.

Solid Waste and Recycling

Make arrangements for disposing of unwanted items before vacating the premises. Keep the following schedules in mind:

Used Paint – South Plainfield Recycling Center, third Saturday of every month, 8 a.m. – 2 p.m.

Computers, televisions, white goods (refrigerators, etc.) – South Plainfield Recycling Center, every Tuesday 12 – 7 p.m., Friday 8 a.m. – 3 p.m., Saturday 8 a.m. – 3 p.m.

Household Hazardous Waste – Middlesex County collections, mid-month March, May, July, September, and November. Call 732-745-4170 for dates and locations.

Bulky Waste (furniture, carpet, lumber, etc.)

- a) Borough Trash Compactor – first Saturday of April, May, June and September
- b) By-appointment curbside collection – Department of Public Works 908-755-2187
- c) Private hauler – call for Special Pickup or Dumpster rental (fee charged)
- d) Public-access private solid waste transfer station (fee charged)
 - a. Republic Services, New Brunswick, South Plainfield 732-545-8988
 - b. Sakoutis Brothers, South Plainfield 908-756-5155
 - c. Importico, Middlesex Boro 732-356-3882
 - d. Montecalvo, Woodbridge 732-738-6000