

BOROUGH OF WOOD RIDGE
CERTIFICATE OF CONTINUED OCCUPANCY ~ RESIDENTIAL

*Certificate of Zoning, Smoke Detector, Carbon Monoxide, Fire Extinguisher
Compliance as Required by Borough Ordinance #530-88 & N.J.A.C #570-4.19*

** Smoke Detector Requirements have Changed (see attached)*

Inspection Date: _____

Type of Residency	Fee
☐ Single Family	\$75
☐ Two Family	\$100
☐ Condominium	\$75
☐ Townhome	\$75
☐ Apartment or Re-letting of Multifamily	\$75 per dwelling unit
☐ Owner Occupied	
☐ Non-Owner Occupied	

STREET ADDRESS OF PROPERTY: _____

PROPERTY OWNERS NAME: _____ **PHONE:** _____

PROPERTY OWN FORWARD ADDRESS: _____

SELLERS ATTORNEY & PHONE: _____ **PHONE:** _____

SELLERS REALTOR & PHONE: _____ **PHONE:** _____

BUYERS NAME & PHONE: _____ **PHONE:** _____

BUYERS ATTORNEY & PHONE: _____ **PHONE:** _____

Basement	Finished _____ Bathroom # _____ CO Detector _____ Smoke Detector _____ Fire Ext _____
First Floor	Kitchen _____ Bath # _____ Dining Rm _____ Bedroom# _____ Family Rm _____ CO Det _____ Smoke Det _____ Fire Ext _____
Second Floor	Kitchen _____ Bath # _____ Dining Rm _____ Bedroom# _____ Family Rm _____ CO Det _____ Smoke Det _____ Fire Ext _____
Third Floor	Kitchen _____ Bath # _____ Dining Rm _____ Bedroom# _____ Family Rm _____ CO Det _____ Smoke Det _____ Fire Ext _____
Outside	Deck _____ GarageCar# _____ Pool AG _____ IG _____ Fence Ft _____ Shed _____ Patio _____ Sump _____ Sewer _____ Storm _____

I hereby certify that construction permits were applied for and issued for all alterations including building, electric, plumbing, and fire, in accordance with the New Jersey Uniform Construction Code:

PROPERTY OWNERS SIGNATURE: _____ **DATE:** _____

***Applications must be accompanied by (1) cash or check made out to the Borough of Wood Ridge/credit cards Not accepted
And (2) the attached Certification of Payment of Taxes form filled out and signed by the Wood Ridge Tax Collector***

OFFICE USE ONLY

Date Received: _____ **Check/Cash:** _____ **Received by:** _____ **Inspection Date:** _____

Block _____ **Lot** _____ **Zone District:** _____ **Legal Non-Conforming Use:** _____

Inspector: _____ **Date:** _____ **Pass:** _____ **Fail:** _____

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Residential Property Seller:

Attached is an application for a Certificate of Zoning and Smoke and Carbon Monoxide Detector Compliance. The seller is required by order of Borough Ordinance #530-88 and N.J.A.C. 570-4.19 to obtain these documents prior to the sale or rental of any residential unit structure.

The top of the application provides us with information about the buyer and seller to notify you when then inspection will be conducted. The bottom portion of the application is simply a floor and room inventory. The Zoning Officer will compare the room inventory with existing tax records, construction permits, zoning variances and other information available in the Borough files.

For your assistance a diagram showing the proper locations for smoke detectors is attached. All smoke and carbon monoxide detectors must be properly installed. This means attached in the ceiling or wall as shown in the diagram with screws. Double sided tape is not acceptable. One smoke detector must be installed on each floor level and within ten feet of all sleeping areas. Carbon monoxide detectors must be installed with ten feet of all sleeping areas and bedrooms as shown on the diagram. **See attached for specific detector requirements*

Should your home have more than four levels, simply combine the floors below the front entry in the basement section and/or combine all sleeping areas in the third floor section.

In order to ensure a successful inspection, please be sure the following conditions are met before the smoke/carbon monoxide detector, fire extinguisher and zoning inspection is done.

1. No open permits exist for the property
2. A smoke detector is located on each floor of the residence, including the basement (attic if finished) and is within ten (10) feet of each bedroom located on that floor.
3. A carbon monoxide detector is located with ten (10) feet of each bedroom
4. An ABC fire extinguisher is located in the kitchen or within ten (10) feet of the kitchen. The extinguisher shall be no smaller than 2A:10B:C, rated for residential use and weigh no more than 10 lbs.

Thank you for your cooperation.

Wood Ridge Zoning Official
Wood Ridge Fire Prevention Official

BOROUGH OF WOOD-RIDGE

85 HUMBOLDT
WOOD-RIDGE NJ 07075

Phone (201) 939-0202
Web Address: www.njwoodridge.org

CERTIFICATION OF PAYMENT OF TAXES TO ACQUIRE A CERTIFICATE OF OCCUPANCY

The undersigned, Tax Collector for the Borough of Wood-Ridge, does hereby certify that property taxes for Block _____, Lot _____ on the tax map for the Borough of Wood-Ridge, also known as

_____ are
paid in full up to and including the _____ quarter, 20 ____, and that there are no
outstanding charges pending.

Date: _____

Kellie Romero, CTC
Tax Collector
Borough of Wood-Ridge

Effective Immediately!!!

Smoke Detector Requirements Have Changed!!!!

If you are selling your home or renting please read the updated changes to the Fire Code

All battery smoke detectors must be the 10 year sealed battery units. No other detectors other than those listed below will be approved. § 5:70-4.19 Smoke alarms for one- and two-family dwellings; carbon monoxide alarms; and portable fire extinguishers

(a) In one- and two-family or attached single family dwellings subject to the requirements of N.J.A.C. 5:70-2.3, smoke alarms shall be installed as follows:

1. On each level of the premises; and 2. Outside of each separate sleeping area.

(b) The smoke alarms required in (a) above shall be located and maintained in accordance with NFPA 72.

1. The alarms shall not be required to be interconnected.

(c) Ten-year sealed battery-powered single station smoke alarms shall be installed and shall be listed in accordance with ANSI/UL 217, incorporated herein by reference. 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. The effective date of this subsection shall be January 1, 2019. 1. A/C-powered smoke alarms shall be accepted as meeting the requirements of this section.

(d) Carbon monoxide alarms shall be installed in all dwelling units in buildings in one- and two-family or attached single family dwellings, except for units in buildings that do not contain a fuel-burning device or have an attached garage, as follows: 1. Single station carbon monoxide alarms shall be installed and maintained in the immediate vicinity of the sleeping area(s). 2. Carbon monoxide alarms may be battery-operated, hard-wired or of the plug-in type and shall be listed and labeled in accordance with UL-2034 and shall be installed in accordance with the requirements of this section and NFPA-720.

(e) A portable fire extinguisher shall be installed in accordance with the following: 1. The extinguisher shall be within 10 feet of the kitchen and located in the path of egress; 2. The extinguisher shall be readily accessible and not obstructed from view; 3. The extinguisher shall be mounted using the manufacturer's hanging bracket so the operating instructions are clearly visible; 4. The extinguisher shall be an approved listed and labeled type with a minimum rating of 2A-10B:C and no more than 10 pounds; 5. The owner's manual or written operation instructions shall be provided during the inspection and left for the new occupant; 6. The extinguisher shall be serviced and tagged by a certified Division of Fire Safety contractor within the past 12 months or the seller must have a receipt for a recently purchased extinguisher; and 7. The top of the extinguisher shall not be more than five feet above the floor Any questions please contact the Fire Prevention Bureau