

**Township of East Hanover
Land Use & Construction Departments
411 Ridgedale Avenue
East Hanover, NJ 07936
973-887-5642
Fax: 973-428-3026**

RESIDENTIAL CERTIFICATE OF COMPLIANCE

October 24, 2011

In accordance with **East Hanover Township Ordinance 119-A-5**, any real property containing a building must secure a **Certificate of Compliance** before sale, lease or rental of said property.

Certificates are issued after the application, required fees and the appropriate inspections have been completed.

In order to obtain the **Certificate of Compliance** the following **must** be completed upon submission:

1. Certificate of Compliance application (*C/C1*)
2. SmokeDetector/CarbonMonoxide/FireExtinguisher(*C/C2*)
3. All above forms require property owners signature
4. Please make check payable to the *Township of East Hanover* in the amount of **\$100 total for Certificate of Compliance**
5. For a residential property, SmokeDetector/Carbon Monoxide/Fire Extinguisher, check should be made payable to *East Hanover Fire Prevention*, according to the attached fee chart (*C/C3*)

Applications and checks can be mailed or dropped off to:

**Township of East Hanover
Department of Land Use and Planning
411 Ridgedale Avenue
East Hanover, NJ 07936**

**For further information or questions, please call the
Department of Land Use and Planning at (973) 887-5642.**



Township of East Hanover Land Use & Construction Departments

411 Ridgedale Avenue
East Hanover, NJ 07936
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Permit No.:

CC-_____

RESIDENTIAL CERTIFICATE OF COMPLIANCE

Make Checks Payable to:

Township of East Hanover in the amount of: \$100.00

Fire Prevention Bureau in the amount of: \$50 \$70 \$125

Rental Resale (Check one)

PROPERTY OWNER INFORMATION

Name		Phone	
Address		Fax	
Email			

APPLICANT INFORMATION

Name		Phone	
Address		Fax	
Email			

BUYER/TENANT INFORMATION

Name	
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All Permits Expire Within 1 Year of Issuance.

Property Address							
Block		Lot		Qualifier		Zone	
Current Use of Property	<input type="checkbox"/> Single Family <input type="checkbox"/> 2-Family <input type="checkbox"/> Single Family with Business Use						
Proposed Use of Property	<input type="checkbox"/> Single Family <input type="checkbox"/> 2-Family <input type="checkbox"/> Single Family with Business Use						

List any variances which were previously granted by the Township of East Hanover below

Any incorrect or falsified information will render this application void and any approvals associated with it.

Applicant Signature		Date	
Property Owner Signature		Date	

***** FOR OFFICE USE ONLY *****

<input type="checkbox"/> Approved		Date		Initial	
Special Conditions					
Amount Received	\$		<input type="checkbox"/> Cash <input type="checkbox"/> Check	#	
Date of Inspection			No. of Violations		
Re-Inspection Date			Violations Corrected		
Fire Prevention Certification					
<p><i>This Certificate is valid only when signed below by the Enforcement Officer. This Certificate of Compliance per Chapter 119A of the Code of the Township of East Hanover, is also subject to all other Township ordinances.</i></p>					
Certificate of Compliance approved and issued:					
Date:		Signature of Enforcement Officer			

***** FOR OFFICE USE ONLY *****

**Township of East Hanover
East Hanover Fire Department
Smoke Detector/Carbon Monoxide Detector/Fire Extinguisher**

Seller's Name: _____

Buyer's Name: _____

Property Address: _____ **Block:** _____ **Lot:** _____

Contact Person: _____ **Phone:** _____

Indicate current use of property:

Residential:

One family **Other (indicate what)** _____

Smoke Detectors/Carbon Monoxide Detectors

Hard wired

Battery Operated

**Alarm company
Monitored**

Signature of Owner

For Office Use Only

Date of Inspection: _____ **No. of Violations:** _____

Re-inspection Date: _____ **Violations Corrected:** _____

Zoning Permit Approved: _____ **Fire Prevention Certification:** _____

****Note if detectors are Alarm Company monitored, someone must be able to reset the system at the time of inspection.****

****Fire extinguishers are mandatory as per attached instructions****

CERTIFICATE of SMOKE DETECTOR and CARBON MONOXIDE ALARM COMPLIANCE

- **The fee will now be based on the date the application is received:**
 - More than 10 business days prior to change of Occupant - \$50
 - 4 to 10 business days prior to change of occupant -\$70
 - Less than 4 Business days prior to change of occupant -\$125

- **Smoke Detectors & Carbon Monoxide Location Requirements:**
 - A smoke detector needs to be on every level
 - If there is a basement, the smoke detector has to be placed at the bottom of the stairs on the ceiling
 - A smoke detector has to be put in the hallway where all the bedrooms are and a carbon monoxide detector has to be put in the hallway

Requirements for Type and Placement of Fire Extinguishers

-The Legislature amended and enacted P.L. 1991, c 92 (C52:27D-198.1), requiring that all one and two-family dwellings at changing of occupancy be provided with a portable fire extinguisher, in addition to the requirements for smoke and carbon monoxide detectors. 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 public 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 extinguisher shall be installed in all one and two-family dwellings upon change of occupancy.
- 2) The extinguisher shall be listed, labeled, charged and operable.
- 3) The size shall be no smaller than **2A:10B:C**, rated for residential use and weigh no more than 10 lbs.
- 4) The hangers or brackets supplied by the manufacturer must be used.
- 5) The extinguisher must be located within 10 ft. of the kitchen.
- 6) The top of the extinguisher must not be more than 5 ft. above the ground
- 7) The top of 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.
- 10) The extinguisher must be installed with the operating instructions clearly visible.

-New fire extinguishers are not required to be service and tagged, as long as the seller or agent can provide proof of purchase or receipt.

-The statute should be cited for enforcement purposes. The correct citation is **N.J.S.A. 52:27D-198.1**.

If you have any questions regarding the implementations of this act or its specific requirements, please contact our Local Assistance Unit at (609) 633-6112.