Effective January 1st, 2019

SMOKE DETECTORS SHALL BE LOCATED:
In 2018, New Jersey adopted the 2015 edition of the International Fire Code and updated the Uniform Fire Code, 5:70-4.19 (c) & 5:70-4.9 (a) states "Effective January 1, 2019 in all one (1) and two (2) family homes and multiple dwellings, approved Ten (10) year sealed battery powered single station alarms shall be installed.

Smoke alarms shall be on the ceiling or wall, 4 to 12 inches below the ceiling.

Smoke alarms shall be installed securely. Velcro, thumbtacks and tape are unacceptable.

CARBON MONOXIDE DETECTORS SHALL BE LOCATED:
On every level of the dwelling

Within 10 feet of all sleeping areas.

Outside of any room containing a fuel burning appliance.

In close proximity to the entrance of an attached garage.

FIRE EXTINGUISHERS:
One and Two family homes and where applicable some Garden style apartment complexes must have a fire extinguisher mounted with in 10 feet of the kitchen and located in the path of egress.

The extinguisher shall be an approved listed and type with a minimum rating of 2A-10B:C, (Between 2.5 and 10 pounds).

The extinguisher shall be mounted using the manufacture’s hanging bracket so the operating instructions are clearly visible.

The top of the extinguisher shall not be more then 5 feet above the floor and it must be readily accessible and not obstructed from view.
FORT LEE FIRE PREVENTION BUREAU
Borough of Fort Lee
1365 Inwood Terrace
Fort Lee, New Jersey 07024-4799
Phone: (201) 592-3500 Ext. 1502
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Application for Certificate of Continued Occupancy
Borough Ordinance 182-1 & N.J.A.C. 5:70-2.3

Date: ____________________________

Property Address: ________________________________

Block: ______ Lot: ______ Year Built: ______ Owner Occupied: Y or N

Property Owner: ________________________________

Property Owners Adders: ____________________________

City: __________________ State: ______ Zip Code: ______

Buyers Name: ____________________________ Telephone No.: __________________

Renters Name: ____________________________ Telephone No.: __________________

Requirements:
1) Submit check payable to the Borough of Fort Lee for $100.00. Inspections that fail are subject to additional fees.
2) Submit the name and telephone number of the contact person responsible for meeting the inspector.
3) All information on application shall be completed.
4) All requirements on the CCO Affidavit pertaining to the unit/building being inspected shall be complied.
5) No one is permitted to occupy the premises prior to approval from the Fire Prevention Bureau.
6) In accordance with Borough Ordinance 324-14 you are required to register with the Rent Leveling Board within 60 days of tenancy commencement.
7) No Certificate of Continued Occupancy will be issued prior to closing out any open building permits, paying all taxes, penalties and or fees due the Borough of Fort Lee.

1 & 2 Family: ______ 3 Family: ______ Condo: ______ Co-Op: ______ Other: ______

Townhouse: ______ Rental: ______ Commercial: ______ Residential/Commercial: ______

I have read the requirements for obtaining a Continued Certificate of Occupancy and full understand and agree to comply with the requirements.

Printed Name of Applicant ____________________________ Telephone Number ________________

Signature of Applicant ____________________________
Smoke/CO Detectors/Fire Door/Fire Extinguisher Affidavit

Building Name: ____________________________

Property Address: ____________________________

Apartment No.: __________ Phone No.: __________ Year Built: __________

Please check one: Owner: ______ Tenant: ______ Management: ______

Note: Only one of the above may submit this affidavit, Realtors are prohibited from filling out this form.

New Jersey Licensed Electrician: Y or N Company or Individual: ____________________________

License Number: ____________________________ Signature: ____________________________

I, ____________________________, hereby certify that at the above referenced location, of which I am the owner, Tenant, Management or NJ Licensed Electrician. That the following items have been installed, maintained and checked for proper operation in accordance with N.J.A.C.5:70-2.3, N.J.A.C.5:70-4.19, N.J.A.C.5:70-3.907.21, N.J.A.C.5:70-3.703.2.3 and NFPA 72 (2002)

1.) SMOKE DETECTORS SHALL BE LOCATED

a.) If constructed prior to 1977 on each level of the dwelling and within 10 feet of the sleeping areas. (Detectors may be battery powered)

b.) If constructed between 1977 and 1983 110V smoke detector in the basement, and within 10 feet of the sleeping areas. (No Interconnected or battery back up required) Battery operated smoke detector on all other levels. 

Note: Battery back-up strongly recommended.

c.) If constructed between 1984 and 1989 110V smoke detection required. Detectors shall be installed on every level and within 10 feet of all sleeping areas. All smoke detectors are to be interconnected.

Note: Battery back-up strongly recommended.

d.) If constructed between 1990 and 1992 110V smoke detectors with battery back-up located on each level of the structure, inside of each sleeping room, and within 10 feet outside of sleeping area. All smoke detectors are to be interconnected. (Battery Back-up not required in fully sprinklered buildings)

Note: Battery back-up strongly recommended.

e.) If constructed between 1993 and 1999 110V smoke detectors with battery back-up located on each level of the structure, inside of each sleeping room, and within 10 feet outside of sleeping area. All smoke detectors are to be interconnected. (Smoke detection not required in bedrooms if building is fully sprinklered and battery back-up not required if building is fully sprinklered.

Note: Battery back-up strongly recommended.
f.) If constructed between 2000 and present 110V smoke detectors with battery back-up located on each level of the structure, inside of each sleeping room, and within 10 feet outside of sleeping area. All smoke detectors must be interconnected.

Note: No exemptions for fully sprinklered building.

g.) Batteries in all 110v battery backup smoke detectors shall be tested once a month and changed twice a year to ensure proper operation.

**Smoke detectors shall be mounted on the ceiling or on a wall, 4 to 12 inches below the ceiling.**

All smoke detectors shall be installed securely. Velcro tape, and thumbtacks are unacceptable.

**110v systems must be certified by a New Jersey licensed electrician every 3 years.**

**Note:** All smoke detectors with a manufacture date greater than 10 years must be replaced.

Detector date of manufacture: __________________________

(located on back of detector)

2.) **CARBON MONOXIDE DETECTORS SHALL BE LOCATED:**

a.) Within 10 feet of all sleeping areas.

b.) Outside of any room containing a fuel burning appliance.

c.) In close proximity to the entrance of an attached garage.

**Note:** All carbon monoxide detectors with a manufacture date greater than 5 years must be replaced, unless combination type (Smoke/CO Detector) where the manufacture specifications state otherwise.

Detector date of manufacture: __________________________

(located on back of detector)

3.) **APARTMENT ENTRY DOORS:**

a.) All doors separating dwelling units from common hallways are to be self closing and self latching.

This will be checked by opening the door halfway and seeing if the door closes and secures on it's own.

4.) **FIRE EXTINGUISHERS:**

a.) One and Two family homes and where applicable some Garden style apartment complexes must have a fire extinguisher mounted with in 10 feet of the kitchen and located in the path of egress.

b.) The extinguisher shall be an approved listed and type with a minimum rating of 2A-10B:C, (Between 2.5 and 10 pounds.

c.) The extinguisher shall be mounted using the manufacture's hanging bracket so the operating instructions are clearly visible.

d.) The top of the extinguisher shall not be more then 5 feet above the floor and it must be readily accessible and not obstructed from view.

Printed Name of Applicant

______________________________________________________

Signature of Applicant

______________________________________________________

Telephone Number

______________________________________________________

Date

______________________________________________________

Rev. 2/6/2019

2
Residential Certificate of Continued Occupancy

Your Inspection is scheduled for: __________ / __________ / __________  Time: __________

Please make arrangements to have someone home to let the inspector in. Someone must be present for the inspection to be performed.

The following is a list of requirements needed to obtain a Resale/Rental/Lease CCO:

1.) a.) Smoke detection must be installed in accordance with Important Notice 3-22-2010
    b.) If your smoke detectors are connected to an approved monitoring company, please contact them 15 minutes prior to your inspection and advise them a test of your system will be taking place. You must know how to reset your system and have your security code accessible in order to reset immediately after testing.

2.) Carbon Monoxide detectors shall be installed within 10 feet of all sleeping quarters.

3.) Double keyed cylinder deadbolt locks are prohibited on egress doors.

4.) Apartment doors leading to common hallways shall be self-closing and positive latching.

5.) In one and Two family homes and where applicable some Garden style apartment complexes must have a 2A-10B:C type fire extinguisher with in 10 feet of the kitchen.

6.) Condition of unit must pass the minimum requirements of the Fire, Building and Housing Codes.

7.) Your address must be clearly displayed on your building, mailbox or front door. This is so emergency responders can easily locate your property.

8.) If you have performed any renovations to your property without obtaining the required permits, you will not receive your CCO Certificate until permits have been applied for and approvals granted.

Respectfully,

Steven J. Curry  
Fire Official