BOROUGH OF TUCKERTON

Fire Prevention

420 East Main Street, Tuckerton, New Jersey 08087
(609) 296-4916

Phil Reed
Joseph Ventresca
Housing Official

RENTAL / RESALE APPLICATION

Certification of smoke detector, carbon monoxide alarm and portable fire extinguisher compliance

Inspection Address: _____ Block: _____ Lot: _____

Current Owner's Name: _____ Phone Number: _____

Tenant/Buyer's Name: _____ Phone Number: _____

Contact Person: _____ Phone Number: _____

Closing Date: _____

A. Upon the change of ownership (resale) of any real property, a Fire Certificate must be applied for, for the inspection of Smoke Detectors, Carbon Monoxide Detectors and Fire Extinguishers only. This inspection must be done prior to the new owners occupying said dwelling.

B. The **(non-refundable)** fee for this inspection will be as follows:

- **$75.00** – Inspection will be done more than 10 business days after the application is received.
- **$150.00** – Inspection will be done 4 to 10 business days after the application is received.
- **$225.00** – Inspection will be done 1 to 4 business days after the application is received.

There is a $50.00 re-inspection fee if the inspection is failed.

WE ONLY ACCEPT CASH, CHECK, OR MONEY ORDER

RECEIPT

Office Use Only

Amount Paid: $ _____ Cash or Check Number: _____

Date of Inspection: _____ Lock Box # (if vacant): _____

Office Reference #: _____

SMOKE & CARBON MONOXIDE REQUIREMENTS

Please check the appropriate box for when the house was built.

☐ **Dwellings built 1978 and before**

All one and two family residences must have smoke detectors located on each level of the structure and outside each separate sleeping area in the immediate vicinity of the bedrooms. **NOTE:** If the one or two family residence was constructed before 1979, the required smoke detector can be either electric hardwired or battery powered. Smoke detectors shall not be located in or within 3 feet of a kitchen or bathroom; within 20 feet of a flame-producing device (furnace, fireplace, stove, etc.); within 4 inches of a corner; or lower than 12 inches from the ceiling if mounted on a side wall.

☐ **Dwellings built 1979 to 1981**

If the one or two family residence was constructed between 1979 and 1981, an electric hardwired smoke detector **is** required in the immediate vicinity of each sleeping area. Battery powered smoke detectors can be added to meet the new requirement for each level of the structure. The smoke detector outside the sleeping area(s) **MUST BE AN ELECTRIC HARDWIRED UNIT.**

☐ **Dwellings built 1981 to 1987**

If the one or two family residence was constructed between 1981 and 1987, electric hardwired smoke detectors are required in the immediate vicinity of each sleeping area and in the basement area. Battery powered smoke detectors can be added to meet the new requirement for each level of the structure. The smoke detectors located outside each sleeping area(s) and the basement **MUST BE ELECTRIC HARDWIRED.**

☐ **Dwellings built 1987 to 1991**

If the one or two family residence was constructed between 1987 and 1991, electric hardwired, interconnected smoke detectors are required on each level of the structure and outside each separate sleeping area in the immediate vicinity of the bedrooms. **ALL SMOKE DETECTORS MUST BE ELECTRIC HARDWIRED AND INTERCONNECTED UNITS. IF ONE DETECTOR ACTIVATES, ALL DETECTORS SOUND AN ALARM.**

☐ **Dwellings built 1991 to present**

If the one or two family residence was constructed between 1991 and present, electric hardwired interconnected units with battery backup power must be installed in all bedrooms, outside of each separate sleeping area, and on every level of the structure. **NO EXCEPTIONS.**

PLEASE NOTE — EFFECTIVE JANUARY 1, 2019

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, AC-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. **Therefore, all non-sealed battery operated smoke detectors must be replaced.**

- **Portable Fire Extinguisher:** minimum 2A:10B:C, 2½ to 10 lb. dry chemical, within 10 feet of the kitchen.
- **Carbon Monoxide Alarm:** installed within 10 feet of the sleeping area(s).

If smoke or carbon monoxide detectors are unable to be reached, please provide a ladder or a notarized letter stating they are in good working condition.

INSPECTION RESULTS

Date of Inspection: _____ **Inspector:** _____

ITEM	FAIL	FAIL	PASS	INITIALS
Smoke Detectors				
Carbon Monoxide Detectors				
Fire Extinguisher *(where applicable)*				

TUCKERTON BOROUGH

420 East Main Street, Tuckerton, NJ 08087 • 609-296-4916

Check #: _____ Application #: _____

Please check one: ☐ RESALE INSPECTION ☐ RENTAL INSPECTION

NO SLEEPING SPACE PERMITTED ON THIRD FLOOR TUCKERTON MEADOWS, OR SECOND FLOOR BARTLETTS LANDING LOFT AREAS

Inspections are done on Fridays only.

Date of Application: _____ **Block:** _____ **Lot:** _____

Property Address: _____

Email Address: _____

Owner's Name, Address and Phone Number: _____

_____

Tenant's Name, Address and Phone Number: _____

_____

Access Instructions: _____

_____

Attach all Required Certifications: Well & Septic *(Well Water Test must be completed by the Board of Health)*, Chimneys, Woodstoves, Fireplaces, Heat & Hot Water Systems, Elevation, Lead Paint if your home was built prior to 1978 ***(All must be completed by Professionals)***

OFFICE USE ONLY

Inspection Date: _____ Pass: ___ Failed: ____ Inspector: _____

VIOLATIONS:

_____

_____

_____

_____

Re-inspection Date: _____ Pass: ___ Failed: ____ Inspector: _____

Re-inspection Fee: $ _____ Check #: _____

RESALE / RENTAL

Tuckerton Borough • 420 East Main Street, Tuckerton, NJ 08087

Joe Ventresca, Code Enforcement

Residential Resale / Rental Inspection Checklist

INSPECTIONS PERFORMED FRIDAYS ONLY

☐	1.	**General condition of the site:** The yard is free of debris and weeds. Any sheds are empty. Waterfront lots: The bulkhead is in good condition and maintaining the fill on the landward side. No floatable debris around or under the house.
☐	2.	**General condition of the home:** All trash, debris, and hazardous material must be removed from cabinets and utility room. The interior and exterior of the home must be in clean, move-in condition. Paint, flooring, siding, roofing, windows, and screens all in good condition.
☐	3.	**Attached garages:** Walls adjacent to living spaces and attic ceilings must be finished with ½" drywall. Living space above garage must be finished with two layers of Type X drywall. All drywall must be taped and spackled. All doors through required separation assemblies must be metal or rated, including attic access doors or stairs.
☐	4.	**Porches, decks and stairs:** All stairs have a graspable handrail; all risers are closed. All decks and landings elevated 30" or more above grade require a guardrail 36" high with openings less than 4".
☐	5.	**Smoke detectors to code.** Minimum in older homes one per floor level. One within 10' of each bedroom. ***** See attached paperwork *****
☐	6.	**Carbon monoxide detector** within 10' of all bedrooms. ***** See attached paperwork *****
☐	7.	**Anti-tip device** installed on range.
☐	8.	**Electrical system:** No exposed wires, panel labeled, all boxes covered.
☐	9.	**Plumbing system:** Water heater relief valve piped to within 6" of floor. Proper venting of heating equipment.
☐	10.	**House numbers** in vicinity of front door, **4" minimum** (not on door). **Commercial 6".** Must be contrasting.
☐	11.	**Water test** required for well water by Board of Health. ***For resales and rentals***
☐	12.	**Chimney caps** on all fireplaces.
☐	13.	**Chimney Certificate** ***For rentals only***
☐	14.	**Woodstove Certificate** ***For rentals only***
☐	15.	**Fireplace Certificate** ***For rentals only***
☐	16.	**Heat & Hot Water Certificate** ***For rentals only***
☐	17.	**Elevation Certificate** ***For resales and rentals***
☐	18.	**Lead Paint Certificate** ***For rentals only***
☐	19.	**Bulkhead Certificate** ***If in questionable repair — to be determined the day of inspection***
☐	20.	**Portable Fire Extinguisher:** minimum 2A:10B:C, 2½ to 10 lb. dry chemical, within 10 feet of the kitchen.
☐	21.	**Septic Certificate** ***For resales and rentals***

I certify that I have checked all items above.

Owner's Signature _____ **Date** _____