

375 Franklin Street
Bloomfield, NJ 07003-3487



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Township of Bloomfield Fire Prevention Bureau

CERTIFICATE OF CONTINUED OCCUPANCY PERMIT FEES

Pursuant to Chapter 149, Section 3.D. of the Township code, the following fees will be charged for a Certificate of Continued Occupancy for the sale or transfer of property within the Township of Bloomfield:

Residential:

Single-family residential dwelling	\$125
Two-family residential dwelling	\$185
Three-family residential dwelling	\$280
Each additional dwelling unit	\$95 (not to exceed \$1,000 in total)

Non-Residential:

Buildings up to 5,000 square feet	\$315
Buildings from 5,001 to 20,000 square feet	\$625
Buildings from 20,001 to 50,000 square feet	\$935
Buildings over to 50,001 square feet	\$1,250

CERTIFICATE OF CONTINUED OCCUPANCY INSPECTION CHECKLIST

This list is not a full and comprehensive list, but is simply designed to help give guidance as to what is required for a CCO. The inspector may require additional compliance action in order to approve the CCO.

Be aware that permits are required for any work that has been done on the property as defined in the UCC and the Township Code. All construction permits, past or present, are required to be closed before a CCO can be issued. It is the owner's responsibility to assure that all work done on any structure have the proper permits taken out, the work inspected and the proper close out documents are issued.

Fire:

1. Smoke and CO detectors:
 - a. In all occupancies, one must be located on each floor and in vicinity of all bedrooms (see attached guidelines for locations)
 - b. All smoke detectors must be 10 year sealed detectors, unless they are hard wired
2. Fire Extinguishers:
 - a. Fire extinguishers must be mounted within ten (10) feet of the kitchen, at no higher than five (5) feet from the ground, and in an accessible egress pathway. They are not to be placed inside cabinets where they may be blocked.
 - b. Extinguishers for residential must be a minimum of size 2A-10BC and must not be larger than a ten (10) lb.
3. All fire escapes must be kept clear and unobstructed. All fire escapes must be maintained, painted, and free of damage.
4. For an Attached Garage: The door entering into the house must be fire rated with self-closing door hinges and fire rated seal's around the door. Any opening abutting the residence must be sealed.

Electrical:

1. There must be no exposed wiring.
2. All outlets and switches must have covers.
3. Breaker/fuse boxes must be secured with no open knockouts or missing uncovered breakers.
4. The electric service must be secure and in good order.

Plumbing:

1. All heating equipment and hot water heaters must be properly vented.
2. Bonding straps must be secured on the hot water heater and the water main.
3. Any backflow preventer or pressure relief valve must have the proper discharge pipe.
4. Sump pumps must drain to the outside and have proper covers.
5. Water meter must be installed, even if the structure is winterized. Missing or disconnected meters may result in fines from the Water Department and must be remedied immediately.
6. Plumbing fixtures and piping must be in good working order.

Building:

1. Hand rails with returns are required on all stairs with three (3) or more risers.
2. No open holes in ceilings or floor.
3. Stairs must be sound and in good order.
4. No loose siding or roofing.

Property and grounds:

1. Outside property must be clean and free of debris.
2. All unregistered vehicles must be removed.
3. Sidewalks and walkways must be maintained and free of tripping hazards.
4. Retaining walls must be maintained.
5. All accessory structures must be established legally and maintained and in good repair.
6. Homes/Units must be properly numbered.

The above represents a general guide for all sellers and is not meant to represent all items inspected. If there are any questions regarding your upcoming inspection, please feel free to contact our office, (973) 680-4153. Thank you for your cooperation.

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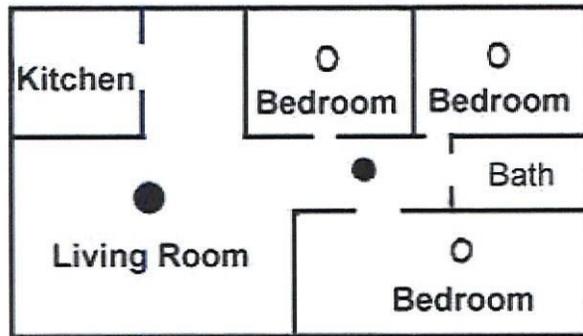
TOWNSHIP OF BLOOMFIELD

The following pages will assist homeowners with the correct selection, locations, and installation of smoke and carbon monoxide detectors in their home. These recommendations have come directly from the National Fire Protection Association and comply with all current fire codes. For more information contact the Bloomfield Fire Department Fire Prevention Bureau.

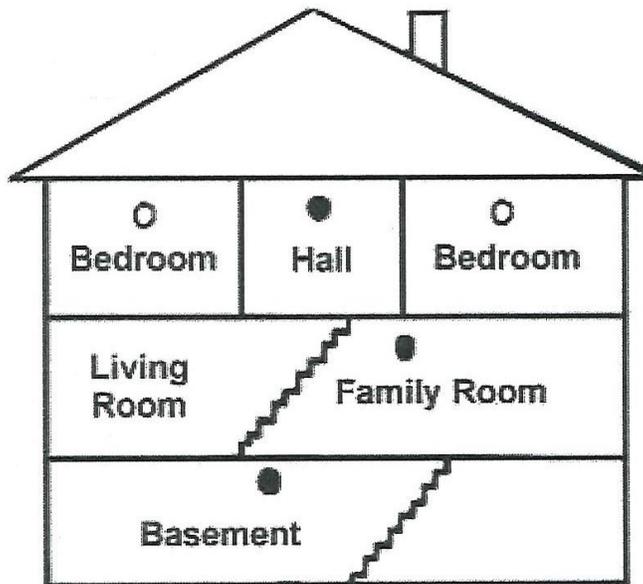
- Choose smoke alarms that have the label of a recognized testing laboratory.
- Install smoke alarms inside each bedroom, outside each sleeping area and on every level of the home, including the basement.
- On levels without bedrooms, install alarms in the living room (or den or family room) or near the stairway to the upper level, or in both locations.
- Smoke alarms installed in the basement should be installed on the ceiling at the bottom of the stairs leading to the next level.
- Smoke alarms should be installed at least 10 feet (3 meters) from a cooking appliance to minimize false alarms when cooking.
- Mount smoke alarms high on walls or ceilings (remember, smoke rises). Wall-mounted alarms should be installed not more than 12 inches away from the ceiling (to the top of the alarm).
- If you have ceilings that are pitched, install the alarm within 3 feet of the peak but not within the apex of the peak (four inches down from the peak).
- Don't install smoke alarms near windows, doors, or ducts where drafts might interfere with their operation.
- Never paint smoke alarms. Paint, stickers, or other decorations could keep the alarms from working.
- For the best protection, interconnect all smoke alarms. When one smoke alarm sounds they all sound. Interconnection can be done using hard-wiring or wireless technology.
- When interconnected smoke alarms are installed, it is important that all of the alarms are from the same manufacturer. If the alarms are not compatible, they may not sound.
- There are two types of smoke alarms – ionization and photoelectric. An ionization smoke alarm is generally more responsive to flaming fires, and a photoelectric smoke alarm is generally more responsive to smoldering fires. For the best protection, both types of alarms or combination ionization-photoelectric alarms, also known as dual sensor smoke alarms, are recommended.
- Keep manufacturer's instructions for reference.

SMOKE DETECTOR LOCATIONS

Single-Story Residence

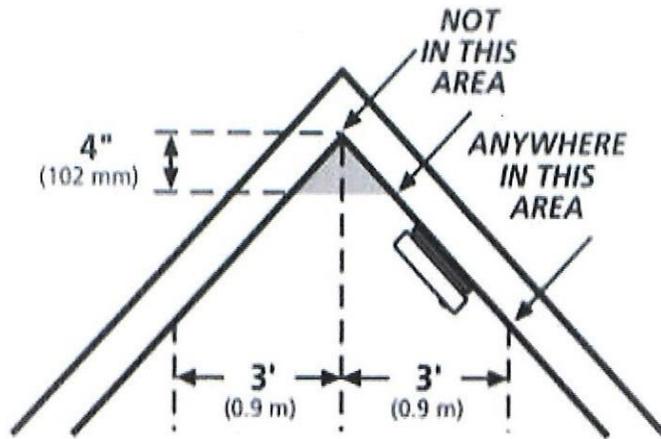
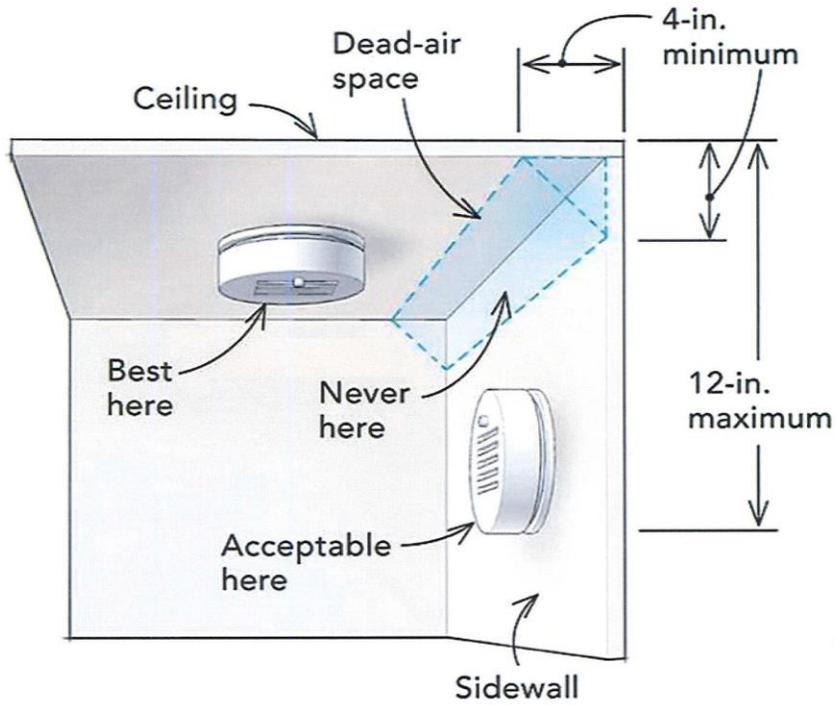


Two-Story Residence



- Smoke Alarms for Minimum Protection
- Recommended Smoke Alarms for Additional Protection

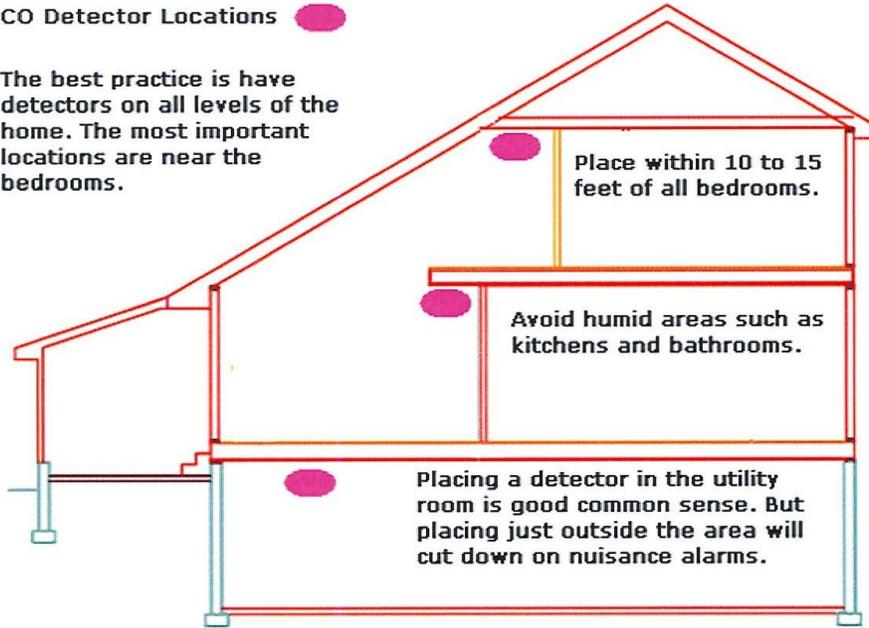
SMOKE DETECTOR INSTALLATION LOCATION



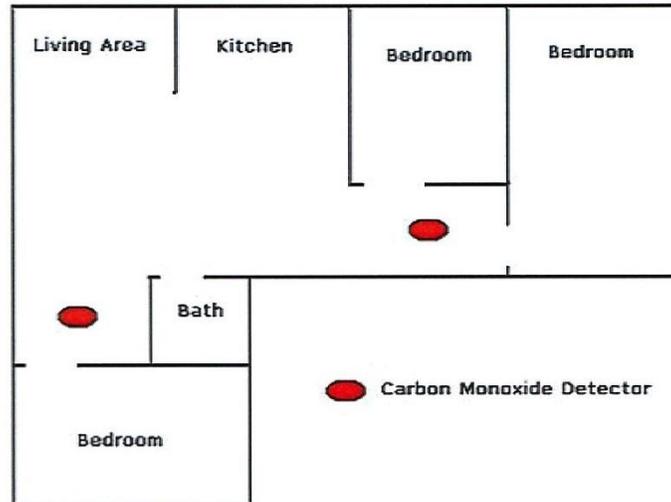
CO DETECTOR LOCATIONS

CO Detector Locations

The best practice is have detectors on all levels of the home. The most important locations are near the bedrooms.



Carbon Monoxide Detector Placement



Carbon Monoxide Safety



Often called the invisible killer, carbon monoxide is an invisible, odorless, colorless gas created when fuels (such as gasoline, wood, coal, natural gas, propane, oil, and methane) burn incompletely. In the home, heating and cooking equipment that burn fuel can be sources of carbon monoxide.

- CO alarms should be installed in a central location outside each sleeping area and on every level of the home and in other locations where required by applicable laws, codes or standards. For the best protection, interconnect all CO alarms throughout the home. When one sounds, they all sound.
- Follow the manufacturer's instructions for placement and mounting height.
- Choose a CO alarm that is listed by a qualified testing laboratory.
- Call your local fire department's non-emergency number to find out what number to call if the CO alarm sounds.
- Test CO alarms at least once a month; replace them according to the manufacturer's instructions.
- If the audible trouble signal sounds, check for low batteries. If the battery is low, replace it. If it still sounds, call the fire department.
- If the CO alarm sounds, immediately move to a fresh air location outdoors or by an open window or door. Make sure everyone inside the home is accounted for. Call for help from a fresh air location and stay there until emergency personnel declare that it is safe to re-enter the home.
- If you need to warm a vehicle, remove it from the garage immediately after starting it. Do not run a vehicle or other fueled engine or motor indoors, even if garage doors are open. Make sure the exhaust pipe of a running vehicle is not covered with snow.
- During and after a snowstorm, make sure vents for the dryer, furnace, stove, and fireplace are clear of snow build-up.
- A generator should be used in a well-ventilated location outdoors away from windows, doors and vent openings.
- Gas or charcoal grills can produce CO — only use outside.

HOME HEATING EQUIPMENT



Have fuel-burning heating equipment and chimneys inspected by a professional every year before cold weather sets in. When using a fireplace, open the flue for adequate ventilation. Never use your oven to heat your home.

FACTS

- ❗ A person can be poisoned by a small amount of CO over a longer period of time or by a large amount of CO over a shorter amount of time.
- ❗ In 2010, U.S. fire departments responded to an estimated 80,100 non-fire CO incidents in which carbon monoxide was found, or an average of nine calls per hour.



NATIONAL FIRE PROTECTION ASSOCIATION
The leading information and knowledge resource on fire, electrical and related hazards