

# BOROUGH OF NEW MILFORD

930 River Road  
New Milford, NJ 07646  
(201) 967-5044 ext. 5415, 5560,7572  
(201) 262-1904 FAX NUMBER

## Checklist for Continued Certificate of Occupancy for Resales

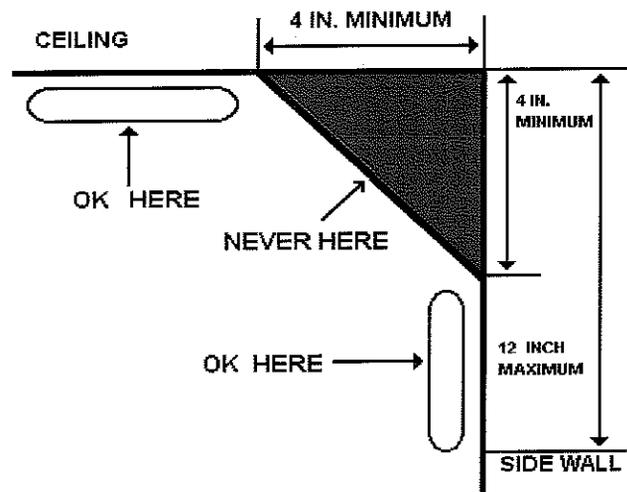
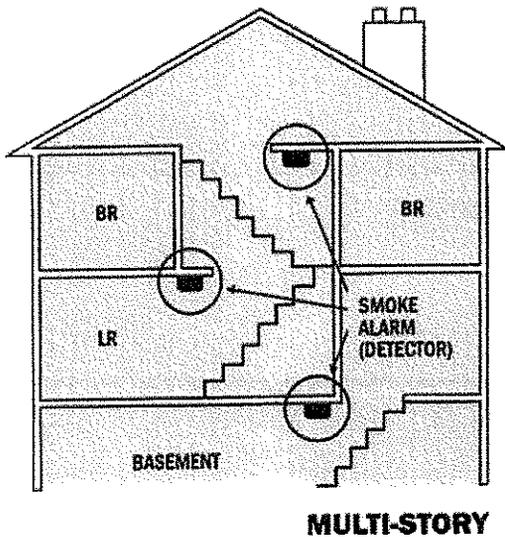
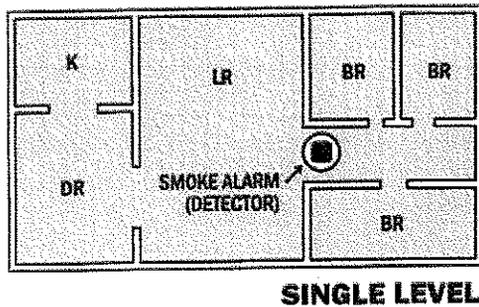
This checklist is provided to POSSIBLY prevent re-inspections. These are the most frequent violations; however there may be other issues at your location that are not referenced here.

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|---------------------------|--|
| Smoke Detectors           | One (1) on each level including walk up attic & basement is required. They can be battery operated or plug in models; they can also be a combination smoke detector/ carbon monoxide models.   |
| Carbon Monoxide Detectors | At least one detector must be installed within 10' of the bedroom areas in the hallway. NOTE: if additional bedrooms are located in separate areas of the home, additional carbon monoxide detectors are required.   |
| Sump Pumps                | You are not permitted to drain into the sanitary sewer line. Drainage can be directed into the storm drains, retention system, or onto your property as long as there is no drainage upon neighboring properties or the Borough sidewalk or streets.   |
| Handrails                 | Any and all steps (i.e. decks, porches, basements, walk up attics, etc.) with 3 steps and a platform must have at least one handrail installed with a banister as per ICC code. If steps are wider than (3) three feet, two (2) handrails are required.  |
| Bedroom Egress            | Bedroom windows must operate properly  |
| House Number              | House numbers are required and must be visible from street.  |
| Hydrant Access            | Make sure it is visible & not blocked, if a hydrant is located on property.  |
| Property Maintenance      | Property area to be neat & clean, no excessive debris/ overgrown shrubs.   |
| Sidewalks                 | Permits will be required for replacing sidewalks (cracks, broken etc). You will be responsible for resetting un-level sidewalks; however a permit is not required for resetting sidewalks. <b>**If you have a sidewalk issue after the DPW inspection**</b><br><b><u>prior to obtaining your C/O</u></b> you're required to: <ul style="list-style-type: none"><li>○ hire a NJ registered sidewalk contractor or Homeowner to repair the slabs and get a re-inspection and approval from the DPW,</li><li>○ or provide us with a paid receipt from a NJ registered contractor,</li><li>○ or supply an escrow letter from the buyers attorney stating the sidewalks will be repaired.</li></ul> Paid receipts & escrow letters <b>must</b> have written on them sidewalks will be repaired 30 days after the closing or weather permitting. |
| Demolitions               | A letter must be provided from the buyers attorney stating the house will <b>not</b> be occupied until the DPW approval of sidewalks & completion of the Certificate of Occupancy for the building has been issued & all conditions satisfied as per NJSA 52:27D-119 ET SEQ 5:23-2.23 have been approved. A C/O Resale application & \$100 fee are still required, however inspections will not be performed.  |

**ALL INSPECTIONS SHOULD BE SCHEDULED AT LEAST TWO WEEKS PRIOR TO THE CLOSING**

## SMOKE DETECTOR PLACEMENT

- BASEMENT: One at the bottom of the stairs to first floor.  
One within 10' of a bedroom (if any).
- FIRST FLOOR: One at the bottom of the stairs to second floor.  
One within 10' of a bedroom (if any).
- SECOND FLOOR: One at the top of the stairs from first floor.  
One within 10' of a bedroom (if any).
- THIRD FLOOR: One at the top of the stairs from the second floor.  
One within 10' of a bedroom (if any).
- ATTIC: No detector needed if the attic is not finished.



## **CARBON MONOXIDE ALARM**

2-1 1.2 A carbon monoxide alarm or detector should be centrally located outside of each separate sleeping area in the immediate vicinity of the bedrooms. Where bedrooms are separated and the audibility of the alarm or detector to occupants with the bedroom area could be seriously impaired, more than one unit could be needed. Each alarm or detector should be located on the wall, ceiling, or other location as specified in the installation instructions that accompany the unit.

## **REQUIREMENTS FOR THE TYPE AND PLACEMENT OF THE EXTINGUISHERS ARE AS FOLLOWS:**

1. At least one portable fire extinguisher shall be installed in all one and two family dwellings (except seasonal rental units) upon change of occupancy;
2. The extinguisher shall be listed, labeled, charged, and operable;
3. The size shall be no smaller than 1A:10B:C, rated for residential use and weigh no more than 10lbs.;
4. The hangers or brackets supplied by the manufacturer must be used;
5. The extinguisher must be located within 10 feet of the kitchen;
6. The top of the extinguisher must not be more than 5 feet above the floor;
7. 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, and
10. Lastly, the extinguisher must be installed with the operating instructions clearly visible.

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