



CERTIFICATE OF COMPLIANCE (COC) INSPECTIONS

State law requires an inspection of the smoke alarm(s), carbon monoxide alarm(s) and portable fire extinguisher(s) **before the sale, transfer or rental** of residential property can occur (N.J.A.C. 5:70-4.19). Certificates are issued on site at the time of inspection and are valid for six (6) months or until another change in occupancy occurs, whichever comes first.

COC Inspection fees:

Within three (3) days: \$200.00
Within ten (10) days: \$150.00
Within fourteen (14) days: \$75.00
More than fourteen (14) days: \$55.00

***TIP** - When closing on a house, do not wait until the last minute to schedule the inspection – if the inspection fails, you will need to reapply, provide additional fees, schedule another inspection and consequently, the closing may be delayed.*

See 2nd Page For COC Form

FORM MUST BE COMPLETED IN FULL

CLOSING DATE: _____

BOROUGH OF WALDWICK
CERTIFICATE OF COMPLIANCE
HOME RE-SALE OR RENTAL APPLICATION

Seller: _____ Date: _____

Seller Attorney Name: _____ Attorney Phone# _____

Attorney Fax # _____

Address of Home: _____ Seller Phone # _____

Block: _____ Lot: _____ Sale [] Rental []

Buyer or Tenant Name: _____

Dwelling to be used as: Owner Occupied [] or Rental []

Seller new address: _____ Seller Phone # _____

Buyer Attorney Name: _____ Attorney Phone# _____

Buyer new address: _____

Water Department Information:

Final water reading due before closing-Read Meter

Call for final water bill (201) 652-5300 x240

Construction Department Information:

One Family [] Two Family [] Business []

\$55.00 per unit: Date Paid: _____ Check # _____ (No Cash)

COC inspections within 3 days, \$200.00, 4-10 days: \$150.00, 11-14 days \$75.00

A Re-inspection fee of \$15.00 will apply to COC Failure and no show appointments.

This Department is required to witness the test of all smoke detectors within the home. A representative of the owner or the owner is responsible to perform the actual test of all detectors.

The following items should be corrected or added prior to inspection date to insure that the certificate will be issued.

1. Hand rails are to be installed on steps of four risers or more.
2. Sump pump connections are to be removed from sewer piping.
3. Insure that all open permits are closed properly.
4. Insure that newly installed items such as a furnace, hot water heater, roof, siding, finished basements, electric or plumbing work all have had permits.
5. Sidewalks in good condition.
6. Garages converted to other use without permit or approval (written proof required) must be returned to usable garage.
7. Carbon Monoxide Detector required within 10' of sleeping areas.
8. Smoke Detectors required on each floor (see back page for requirements).
9. Fire Extinguisher (see back page for requirements).

Applicants Signature: _____

The 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 weight shall be no more than 10 lbs for residential use and ABC Rated
4. The hangers or brackets supplied by the manufacturer must be used and the extinguisher must be mounted
5. The extinguisher must be located within 10 feet of the kitchen area
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
10. Lastly, the extinguisher must be installed with the operating instructions clearly visible.

The extinguisher shall be serviced and tagged by a certified Division of Fire Safety contractor within the past 12 months or the seller must have a receipt for a recently purchased extinguisher.

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, A/C powered single or multi-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.**

Specifications and installation instructions must be present for the inspection.

Until the proposed regulations have been adopted, 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 implementation of this act or its specific requirements, please contact our Local Assistance Unit at 609-633-6112.