

**IMPORTANT NOTICE:**  
**REQUIREMENTS FOR SMOKE/CARBON MONOXIDE/FIRE EXTINGUISHER**  
**INSPECTION**

ALL seasonal and year round rental units require a Smoke/Carbon Monoxide/Fire Extinguisher Certificate inspection. A Certificate is also required prior to the sale of any residential property. Please note this Certificate is non-transferable and if recently purchased, and renting, will require a new Certificate inspection.

**CARBON MONOXIDE DETECTORS**

As of February 2003, the New Jersey State Department of Community Affairs, Division of Fire Safety, requires all buildings containing:

1. any natural gas (this includes, but not limited to: gas burning appliance, i.e. stove, heater, water heater, clothes dryer, etc.), and/or
2. any fireplace (used or not; including wood burning) and/or,
3. any propane, kerosene or oil, and/or
4. **have an attached, enclosed garage**

**anywhere in the building, to have a carbon monoxide detector.** They are to be placed within 10 feet of bedrooms/sleeping area, in a common area. **If an electrical outlet is not available in this area, then a battery-powered unit must be installed. If there are bedrooms/sleeping areas located on multiple levels, a carbon monoxide detector is required on each level. A detector must be placed on each floor that has bedrooms/sleeping areas. Please follow manufacturer's directions regarding placement and installation of the particular brand of detector you purchased.**

**HARDWIRED SMOKE DETECTORS**

Per the City of Ocean City Municipal Ordinance, Volume I, 13-8.2 (b), it is illegal to downgrade hardwired smoke detectors to battery-operated smoke detectors or to a battery combination CO/smoke detector. **Any and all** hardwired prevention detectors must be maintained in working order.

**FIRE EXTINGUISHER REQUIREMENT**

**Effective November 1, 2005, the New Jersey State Department of Community Affairs, Division of Fire Safety, requires at least one portable fire extinguisher to be installed in all one and two-family dwellings (except seasonal rental units) upon change of occupancy (this includes a sale of property and year round tenant(s)). The extinguisher shall be listed, labeled, charged, and operable; the size shall be no smaller than 2A:10B:C, rated for residential use and weigh no more than 10lbs; hangers or brackets supplied by manufacturer must be used; the extinguisher must be located within 10 feet of the kitchen; the top of the extinguisher must not be more than 5 feet above the floor; the extinguisher must be visible and in a readily accessible location, free from being blocked by furniture, storage, or other items; the extinguisher must be near a room exit or travel path that provides an escape route to the exterior; the extinguisher must be accompanied by an owner's manual or written information regarding the operation, inspection, and maintenance of the extinguisher; and lastly, the extinguisher must be installed with the operating instructions clearly visible.**

**12-4 HOUSE AND BUILDING NUMBERS**

12-4.7 Visible from street. The size, manner of placement and location of the numbers shall be such as will permit them to be clearly visible from the street and alley if such property is located on an alley. (Ord. #826, § 8; Ord. #04-18., § 1)

12-4.8 Building Numbers on Boardwalk Properties. Each commercial building on the Ocean City boardwalk shall be required to have its building number placed on both the boardwalk and street sides of the building. Each number shall be at least four (4") inches in height and shall be located adjacent to an exit door of the building. In the event the building does not have an exit door on the street side of the building, the building number shall be placed at least six (6') feet above the building's first floor elevation. (Ord. #02-35. § 2)

**The carbon monoxide detector inspection, the smoke detector inspection, and fire extinguisher inspection will be done at the same time. The inspection fee is \$50.00. If you have any questions, please call (609)399-6111, ext. 9727, between 9:00 am and 4:00 pm. Thank you.**



# CITY OF OCEAN CITY

Department of Planning and Engineering  
Division of Municipal Code Enforcement  
Fire Prevention Smoke Detector/Carbon  
Monoxide Compliance/Fire Extinguisher

## MUNICIPAL ORDINANCE 13-8

### APPLICATION FOR ONE AND TWO FAMILY RESIDENTIAL RENTAL CERTIFICATION OF SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR/FIRE EXTINGUISHER COMPLIANCE

Address of Property: \_\_\_\_\_

Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Floor: \_\_\_\_\_ Construction Date: \_\_\_\_\_

Owner: \_\_\_\_\_

Address of Owner: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone: (\_\_\_\_) \_\_\_\_\_ Seasonal: \_\_\_\_\_ Sale: \_\_\_\_\_ Yearly: \_\_\_\_\_

Smoke Detectors Yes: \_\_\_\_\_ No: \_\_\_\_\_ Type: Elec: \_\_\_\_\_ Batt: \_\_\_\_\_ Elect/Batt: \_\_\_\_\_

Carbon Monoxide Detector(s) Yes: \_\_\_\_\_ No: \_\_\_\_\_ Fire Extinguisher Yes: \_\_\_\_\_ No: \_\_\_\_\_  
(Year Round Rental(s) or Sale Only)

Realtor: \_\_\_\_\_ Agent: \_\_\_\_\_ Key Pickup?: Yes \_\_\_\_\_ No: \_\_\_\_\_

Office Use Only

Serial # \_\_\_\_\_

Time: \_\_\_\_\_ Inspection Date: \_\_\_\_\_ Inspector: \_\_\_\_\_

Re-inspection Date: \_\_\_\_\_ Inspector: \_\_\_\_\_

Comments: \_\_\_\_\_

Please make a **SEPARATE CHECK** payable to: *City of Ocean City*, in the amount of \$50.00

Should you have a valid certificate, please fill in the above information including the SERIAL # so that we may update our files. Thank you.

QUESTIONS: *Robert Martin, Code Enforcement Officer*  
Municipal Code Enforcement  
115 12<sup>th</sup> Street  
Ocean City, NJ 08226  
609-399-6111 ext 9727