

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.



**APPLICATION FOR ONE & TWO FAMILY
RESIDENTIAL RENTAL CERTIFICATION OF
SMOKE DETECTOR & CARBON MONOXIDE
DETECTOR/FIRE EXTINGUISHER COMPLIANCE
Municipal Ordinance 13-8**

Please complete separate form for each unit.

Address of Property _____

Block _____ **Lot** _____ **Floor** _____ **Construction Date** _____

Owner _____

Address of Owner _____

City _____ **State** _____ **Zip** _____

Phone (_____) _____

Seasonal Rental _____ **Yearly Rental** _____

Smoke Detector Type: Elec _____ Battery _____ Electric/Battery _____

Carbon Monoxide Detector(s): Yes _____ No _____

Fire Extinguisher: Yes _____ No _____
(Year Round Rental(s) or Sale Only)

Key Pickup? Yes _____ No _____

Real Estate Company _____

Realtor Office Location _____

Lock Box/Door Code/Garage Code etc. _____

Please make check or money order payable to: City of Ocean City. Smoke/CO/Fire Extinguisher inspection is \$50. If you need to contact us or have questions, please call 609-399-6111 ext. 9727. The office is located at 115 12th Street, Ocean City, NJ 08226.