BORO OF MONMOUTH BEACH

OFFICE OF FIRE MARSHAL

The following will be some of the things addressed during a residential C.O. Inspection

1. All common areas must be accessible for inspection.
2. The unit must be clean, sanitary and free of infestation.
3. An acceptable trash storage area must be provided and containers must have lids.
4. Mail boxes, street numbers must be provided and be at least 3 inches in height on visible spot, only Arabic numerals.
5. Doors and windows must open and close property.
6. All exterior and interior flights of stairs having five or more risers must have handrails.
7. Entry & Exit doors must be equipped with safety lock (s), & no key operation from inside locks.
8. Debris must be removed from inside and outside the dwelling. There must be no evidence of vermin.
9. Grass cut bushes trimmed and not causing traffic hazard.
10. Poison Ivy and ragweed must be removed from property.
11. Fire Extinguisher, ten lbs. or less.
12. Smoke detectors are required on each level and within 10 feet of each bedroom.
13. Paint must be in good repair inside and outside unit or building.
14. Floors, walls and ceilings must be in good condition, no holes or signs of disrepair – molding intact.
15. No plumbing leaks, tile grout must be in place and in good order.
16. Hot water boiler and / or heater relief value must have an unreduced pipe on it going to within 6" floor.
17. Heat must be provided for October 1st to May 1st of each year.
18. Every open window and/ or door must be equipped with screens May 1st – Oct. 1st of each year.
19. Hot water temp. must be sufficient 120 =160-F.

Inspections are conducted along regulatory guidelines and the above list is not meant to be all-inclusive. Please contact the Fire-Prevention Office with your concerns for more information.

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OFFICE OF FIRE MARSHAL

State Code:

5:70-4.19 Smoke alarms for one- and two-family dwellings; carbon monoxide alarms; and portable fire extinguishers

- (a) In one- and two-family or attached single family dwellings subject to the requirements of N.J.A.C. 5:70-2.3, smoke alarms shall be installed as follows:
    - 1. On each level of the premises; and
    - 2. Outside of each separate sleeping area.
- (b) The smoke alarms required in (a) above shall be located and maintained in accordance with NFPA 72.
    - 1. The alarms shall not be required to be interconnected.
- (c) 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 multiple-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.
    - 1. A/C-powered smoke alarms shall be accepted as meeting the requirements of this section.
- (d) Carbon monoxide alarms shall be installed in all dwelling units in buildings in one- and two-family or attached single family dwellings, except for units in buildings that do not contain a fuel-burning device or have an attached garage, as follows:
    - 1. Single station carbon monoxide alarms shall be installed and maintained in the immediate vicinity of the sleeping area(s).
    - 2. Carbon monoxide alarms may be battery-operated, hard-wired or of the plug-in type and shall be listed and labeled in accordance with UL-2034 and shall be installed in accordance with the requirements of this section and NFPA-720.
- (e) A portable fire extinguisher shall be installed in accordance with the following:
    - 1. The extinguisher shall be within 10 feet of the kitchen and located in the path of egress;
    - 2. The extinguisher shall be readily accessible and not obstructed from view;
    - 3. The extinguisher shall be mounted using the manufacturer's hanging bracket so the operating instructions are clearly visible;
    - 4. The extinguisher shall be an approved listed and labeled type with a minimum rating of 2A-10B:C and no more than 10 pounds;
    - 5. The owner's manual or written operation instructions shall be provided during the inspection and left for the new occupant;
    - 6. 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; and
    - 7. The top of the extinguisher shall not be more than five feet above the floor.
    - 8. Exception: Portable fire extinguishers shall not be required for seasonal summer units. For purposes of applying this exception, "seasonal summer unit" shall mean a dwelling unit rented for a term of not more than 125 consecutive days for residential purposes by a person having a permanent residence elsewhere, but shall not include use or rental of living quarters by migrant, temporary, or seasonal workers in connection with any work or place where work is being performed.