

OFFICE OF THE
CONSTRUCTION OFFICIAL

Borough of Cresskill

Certificate of Continued Occupancy

Application for Inspection

67 Union Avenue
Cresskill, New Jersey 07626
(201) 569-7775
Office Hours:
Tues. 6pm to 7:30pm
Wed. 1pm to 3pm

Date Received: _____

Phone #: _____

Block: _____ Lot: _____

1. Name of Seller: _____
2. Name of Buyer: _____ Phone#: _____
3. Current Address of Buyer: _____
4. Property Location: _____
5. Number of Kitchens: _____ Number of Bathrooms: _____ Number of Bedrooms: _____
6. Name/number of people currently residing at premises: _____

7. Name/number of people who will be residing at the premises after sale: _____

8. Is your alarm system monitored?: Yes: _____ No: _____
9. Did you have a real estate sign on the property? Yes: _____ No: _____ *If yes, please fill out a sign permit application*

Signature of seller or power of attorney

Fee: \$75.00

Please make check payable to **Borough of Cresskill**

Date Received: _____
Check #: _____
Received by: _____
Batch #: _____

Please call the Building Department to make an inspection (201) 569-7775

Certificate of Occupancy requires one fire inspection and one building inspection which are done on **Wednesdays** between **4:30-6:30pm**

Inspection Date: _____

Inspection Time: 4:30-6:30pm

N.J.S.A 52:27D-198.2 In case of change of occupancy of any building subject to the requirements of section 1 of P.L.1991, c. 92 (C.52:27D-198.1) to which the provisions of subsection a. of this section do not apply, no owner shall sell, lease, or otherwise permit occupancy for residential purposes of that building without first obtaining for the relevant enforcing agency under the "Uniform Fire Safety Act" P.L.1983, c. 383 (C.52:27D-192 et seq.) a certificate evidencing compliance with the requirements of P.L.1991, c. 92 (C.52:27D-198.1 et seq.)

An owner who sells, leases, rents or otherwise permits to be occupied for residential purposes any premises subject to the provisions of P.L.1991, c. 92 (C.52:27D-198.1 et seq.) when the premises do not comply with the requirements of P.L.1991, c. 92 (C.52:27D-198.1), or without the certification requirements of P.L.1991, c. 92 (C.52:27D-198.2), shall be subject to a fine of not more than \$500.00 in the case of a violation for an alarm device, or a fine of not more than \$100.00 in the case of a violation for a portable fire extinguisher, which may be collected and enforced by the local enforcing agency.

Inspections [Added 4-7-1993 by Ord. No. 93-7-1087]

The **Construction Official** shall issue a certificate of occupancy for a residential dwelling if, upon inspection, establishes that:

- (a) There are no visible safety problems, such as missing hand/guard rails, smoke detectors, or visible safety defects.
- (b) There has been no illegal work performed without permits and inspections.
- (c) No illegal conversions have been made, i.e., one family to two family or two-family to three-family homes, etc.

The purpose of this change is to ensure that there are no violations of either the zoning or building codes; specifically to check to see that no illegal conversions of single-family homes to two-family homes and to check for safety violations.

The fee for such inspection shall be \$50, payable to the Borough of Cresskill. \$25 shall be remitted to the Construction Official upon verification of inspection and issuance of a certificate of occupancy. [Amended 1-8-1995 by Ord. No. 95-1-1117]

Every application for a certificate of occupancy shall state that the building or proposed use of a building or land complies with all applicable provisions of this chapter.

A certificate of occupancy shall be required for both initial and continued occupancy and use of the building or land to which it applies, as certified.

A certificate of occupancy shall be required for all nonconforming uses.

- (1) Such certificate shall specify each condition or use not conforming to this chapter
- (2) A new certificate shall be required if there is any change in use or ownership from that specified
- (3) The Building Inspector shall issue such certificate if inspection establishes that no provision of this chapter has been violated

A record of all certificates of occupancy shall be kept in the office of the Building Inspector and copies shall be furnished on request to any agency of the Borough or to any persons having a proprietary to tenancy interest in the building or land affected.

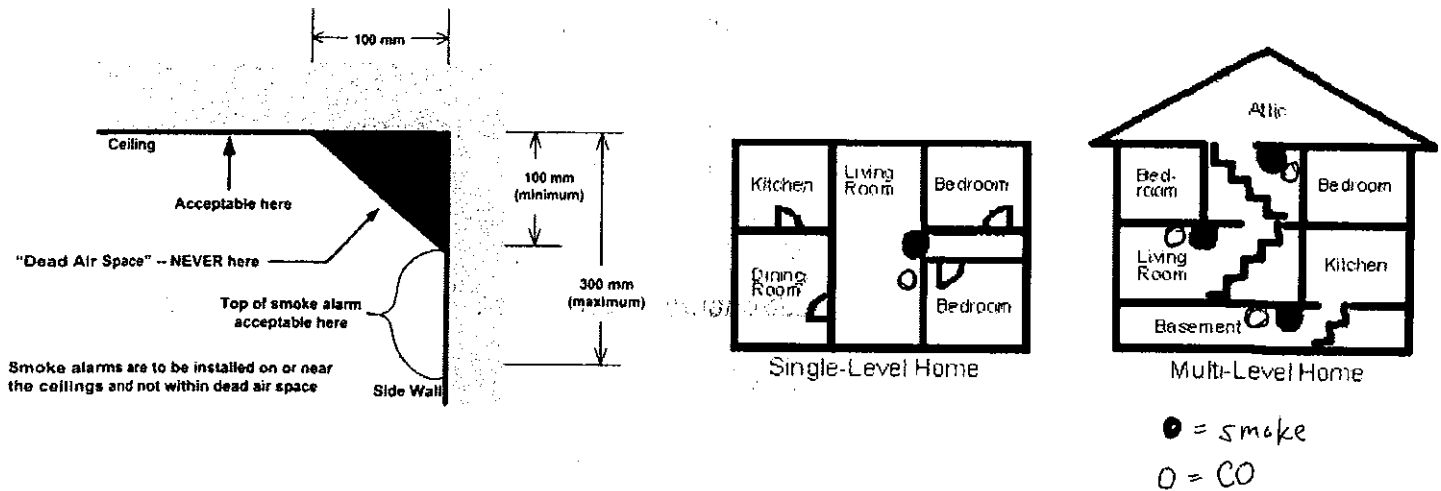
The fee for inspection of one and two family homes, when changes of occupancy occur, to verify installation of at least one smoke detector on each level of said home and to issue a certificate of Fire Code status attesting thereto, shall be \$25, payable to the Borough of Cresskill. Said fee shall be remitted to the Fire Official upon verification of inspection and issuance. [Added 9-24-1991 by Ord. No. 91-11-1055]

ONE (1) SMOKE DETECTOR AND ONE (1) CARBON MONOXIDE DETECTOR ARE REQUIRED ON EACH FLOOR

FIRE EXTINGUISHERS

In accordance with the New Jersey State League of Municipalities, Chapter 153 section A-2596, amended on August 28, 2013, the law removes the requirement for one and two-family residences to be equipped with a portable fire extinguisher.

Where to place SMOKE DETECTORS



Where to avoid placing smoke detectors:

- **Kitchens:** smoke from cooking may cause a nuisance alarm
- **Bathrooms:** excessive steam from a shower may cause a nuisance alarm
- **Forced air ducts used for heating or air conditioning or paddle fans:** air movement may prevent smoke from reaching detectors
- **Near furnace of any type:** air and dust movement and normal combustion products may cause a nuisance alarm.