

TEL : 201-641-4950
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Building Department

MICHAEL LANDOLFI
CONSTRUCTION OFFICIAL
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VILLAGE OF RIDGEFIELD PARK
234 MAIN STREET
RIDGEFIELD PARK, N.J. 07660

APPLICATION FOR CERTIFICATE OF COMPLIANCE FOR SALE OF 1 OR 2 FAMILY DWELLING

Use Group _____ Block _____ Lot _____ Date _____
Address of Dwelling _____
Number of Dwelling Units _____ Number of Floors _____
Vacancy _____ Title Transfer _____ Date _____
Name of Applicant _____
Owner _____ Agent _____
Address _____ Phone number _____

I hereby Authorize Inspection of the Above Premises for Compliance with Zoning Regulations of the Village of Ridgefield Park, and the Installation of Smoke Detectors.
Current Owner's Signature _____

INSPECTOR'S COMMENTS

- Date of Inspection** _____
- 1) Complies Zoning Regulations And Village Records--- **1 Family or 2 Family**
 - 2) **Smoke Detector** – Battery _____ Electric _____ C.O. Detector _____
 - 3) **Fire Extinguisher** _____ Re-Inspection Required _____
 - 4) **Attic Finished** – Yes _____ No _____ **Small Windows** – Yes _____ No _____
 - 5) **Attic Bathroom** – Yes _____ No _____ **Attic Stairs** – Narrow _____ Wide _____
 - 6) **Basement Finished** – Yes _____ No _____ **Basement Bath** – Yes _____ No _____
 - 7) **Basement Kitchen** – Yes _____ No _____
 - 8) **Bedroom Doors** – Exterior Locks – Yes _____ No _____
 - 9) **Property Maintenance- Cut Grass-- Shrubs—Hedges**
 - 10) **House number 4"** in height placed and easily visible—Yes _____ No _____

Attached Garage – Yes _____ No _____ Bedrooms – Yes _____ No _____
Remarks _____

CERTIFICATE # _____ FEE PAID _____ DATE _____

Construction Official _____
Inspector _____

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TO ALL HOME BUYERS AND OR RENTERS:

The Development Regulations of the Village of Ridgefield Park, Section 96-76D.(2) states that one and two family dwellings shall be no more than two (2) stories in height.

This means that attics in two-story homes, may not be used as habitable space. No bedrooms, playrooms, office space, etc. Attics may be used for storage only.

If you wish to expand your habitable space to the attic, you must first obtain a variance from the Village Board of Adjustment. If this approval is granted by the Board, you must then apply for permits from the Building Department and meet all of the State Building Codes.

The Development Regulations of the Village of Ridgefield Park, Section 96-76C.(1) states that no dwelling unit shall be in the basement or cellar. The basement or cellar may be used for your personal recreation room, office space, playroom, etc., but may not be used as a bedroom.

I, the person responsible for the occupancy of the residential building located at:
_____, have read and understand the above.

NOTARIZED

NOTARIZED

Signature of Owner/New Owner

Signature of Tenant

Print Name

Print Name

Phone Number

Phone Number

Names of Adults- _____

Names of Children _____



VILLAGE OF RIDGEFIELD PARK
BUREAU OF FIRE PREVENTION
50 MAIN STREET
RIDGEFIELD PARK, NJ 07660
CHIEF PETER A. DANZO

Dear New Property Owner:

The New Jersey Uniform Fire Safety Act (N.J.S.A.52:27d-192 et seq) places all non-owner occupied one and two family dwellings, under the jurisdiction of the Bureau of Fire Prevention, to enforce the provisions of the State Fire Code to provide a reasonable degree of safety from fire.

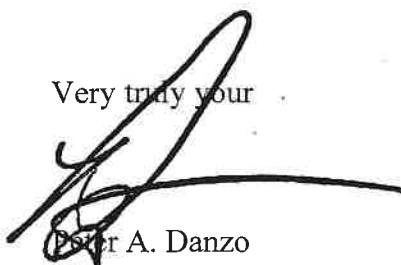
The act also provides for the municipality, by ordinance, to establish and collect an annual fee to be used to enforce this act.

You are hereby advised that if you plan on renting your property and not utilizing it as your full-time primary residence, you are required to register with the Bureau of Fire Prevention. This office will then be in contact with you during the year to schedule an appointment for inspection.

Please sign at the bottom of this letter under the appropriate area and return with your certificate of occupancy papers to the Building Department.

Failure to comply with this State Law will result in Administrative penalties, collectable through the State Superior Court.

Very truly yours


Peter A. Danzo
Fire Official
PAD/fao

_____ One-Family Residence

_____ Two-Family Residence

☐ I will be renting the property: _____
Date: _____

☐ I will not be renting the property: _____
Date: _____

DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF FIRE SAFETY
MEMORANDUM

TO: ALL LOCAL ENFORCING AGENCIES
FROM: LOUIS KILMER, CHIEF - BUREAU OF FIRE CODE ENFORCEMENT
SUBJECT: REQUIREMENTS FOR FIRE EXTINGUISHERS IN ONE- AND TWO-FAMILY DWELLINGS
DATE: NOVEMBER 15, 2005

The Legislature amended and enacted P.L. 1991, c. 92 (C-52:27D-198.1), requiring that all one- and two-family dwellings at a change of occupancy be provided with a portable fire extinguisher, in addition to the requirements for smoke and carbon monoxide detectors. This provision does not apply to seasonal rental units. This act was signed into law on April 14, 2005 with an effective date of November 1, 2005.

The regulations were recently made available for public comment. The comment period has ended and the final adoption of the regulations will appear in the New Jersey Register in the near future. The Division of Fire Safety is advising all local enforcing agencies to enforce the regulations, using the guidelines below.

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 size shall be no smaller than 2A:10B:C, rated for residential use and weigh no more than 10lbs;
- 4) The hangers or brackets supplied by the manufacturer must be used;
- 5) The extinguisher must be located within 10 feet of the kitchen;
- 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; and
- 10) Lastly, the extinguisher must be installed with the operating instructions clearly visible.

Smoke Alarms 10-Year Sealed Battery Type

Re: The Division has been getting numerous calls from dwelling owners, realtors, electricians, fire alarm installers, and construction officials regarding when 10 year sealed battery units need to be installed.

The New Jersey Uniform Fire Code (NJ UFC) was amended July 1, 2018 with an effective date of January 1, 2019. The NJ UFC now requires 10-year sealed battery single station smoke alarms to be installed where single station smoke alarms with a removable battery are installed or when no smoke alarms are present. The NJ UFC rules require all single station smoke alarms with a removable battery to be replaced regardless of whether they were just installed last year or if they are older.

When a dwelling is constructed in accordance with the Uniform Construction Code (UCC), since 1977, the dwelling would have required some type of AC-hardwired 120 volt smoke alarm. In some cases, a homeowner may have chosen to install a Low Voltage Household Fire Alarm System in accordance with the One- and Two-Family Dwelling Subcode (IRC/NJ) and National Fire Protection Association (NFPA) 72. The new NJ UFC rules have nothing to do with UCC-compliant smoke alarms or low voltage household fire alarm systems. When the systems are installed in accordance with the UCC, they may have only been required to install 120 volt AC smoke alarms or 120 volt AC smoke alarms with a removal battery backup. But none of these alarms are required to be replaced because the backup battery can be removed.

Smoke alarms installed before August 6, 1984 were not required to be interconnected, and no battery backup was required. After that date, until September 4, 1991, smoke alarms needed to be interconnected on each floor level of the dwelling. After that date, through the present, smoke alarms need to be on each floor and in each bedroom of the dwelling. Smoke alarms are also required in the vicinity of the bedrooms, this has always been a topic of discussion. When smoke alarms are interconnected they may be up to 21 feet away from bedrooms, if the alarm is a single station they must be within 10 feet. Finally, since September 7, 2010, Low-Voltage Household Fire Alarm Systems can be installed, so the inspector should be aware of what they are looking at.

Some inspectors have advised homeowners and their agents that UCC smoke alarms have to be removed from service and AC-sealed unit smoke alarms have to be installed. Some have advised realtors that UCC household fire alarm system low voltage system detectors needed to be removed and 10-year sealed battery smoke alarms have to be installed. Some have sent the owner to the construction department to apply for a permit to install battery operated smoke alarms. Some have even told owners that the carbon monoxide (CO) alarms need to be 10-year sealed battery units. **NONE of these examples are covered by the new NJ UFC rules.**

Furthermore, 10-year sealed battery smoke alarms can be installed under ordinary maintenance, and no permit is required. CO alarms are permitted to be "normal" battery operated units, plug-in type; if someone wishes, they may opt to have a hardwired unit installed. When a hard wired CO alarm is installed, a permit would be required. Battery or plug-in type CO alarms are also covered under ordinary maintenance, and no permits are required.

UCC systems, line voltage or low voltage, must be maintained as required at the time of installation. When an inspector suspects there might be a UCC installation issue or a system has had a required smoke alarm removed and a battery smoke alarm installed in its place, they need to inform the construction official so the fire subcode official can issue a CO notice of violation.

Source: Michael Whalen
Code Assistance Unit
(609) 984-7609

The Construction Code Communicator is an online publication of the New Jersey Department of Community Affairs' Division of Codes and Standards. It is typically published four times a year.

Copies may be read or downloaded from the division's website at: www.nj.gov/dca/divisions/codes.

Please direct any comments or suggestions to the NJDCA, Division of Codes and Standards, Attention: Code Development Unit, PO Box 802, Trenton, NJ 08625-0802 or codeassist@dca.nj.gov.

WHERE TO LOCATE ALARMS:

Alarms are to be located on every level of a residence, (basement, first floor, second floor) excluding crawl spaces and unfinished attics, and in every separate sleeping area, between sleeping areas and living areas such as the kitchen, garage, basement or utility room. In homes with only one sleeping area on one floor, an alarm is to be placed in the hallway outside each sleeping areas as shown in Figure 1. In single floor homes with two separate sleeping areas, two alarms are required, outside each sleeping areas as shown in Figure 2. In multi-level homes, alarms are to be located outside sleeping areas and at every finished level of the home as shown in Figure 3. Basement level alarms are to be located in close proximity to the bottom of basement stairwells as shown in Figure 4.

WHERE NOT TO LOCATE ALARMS:

To avoid false alarms and/or improper operation, avoid installation of smoke alarms in the following areas:

Kitchens-smoke from cooking may cause nuisance alarm.

Bathrooms-excessive steam from a shower may cause a nuisance alarm.

Near forced air ducts-used for heating or air conditioning-air movement may prevent smoke from reaching alarm.

Near furnaces of any type-air and dust movement and normal combustion products may cause a nuisance alarm.

The 4 inch "Dead Air" space where the ceiling meets the wall, as shown in Figure 5.

The peak of an "A" frame type of ceiling-"Dead Air" at the top may prevent smoke from reaching alarm.

FURTHER INFORMATION ON ALARM PLACEMENT:

For further information about alarm placement consult the National Protection Association's Standard No. 74-1984, titled "Household Fire Warning Equipment." This publication may be obtained by writing to the Publication Sales Department, National Fire Protection Association, Batterymarch Park, Quincy, MA. 02269.

CARBON MONOXIDE ALARMS are to be located in every separate sleeping area per NFPA 720 and manufacturer's recommendations.

WHERE TO LOCATE FIRE EXTINGUISHER:

Within 10 feet of the kitchen and located in the exit or travel path; and is visible and in a readily accessible location. The top of the fire extinguisher is not more than 5 feet above the floor and is mounted using manufactures hanger or brackets. Minimum size of 2A:10B:C and weigh no more than 10 pounds, is accompanied with the owners manual or with the proper written instructions. The extinguisher is listed, labeled, charged and operable. The extinguisher must have been serviced and tagged by a contractor certified by the New Jersey Division of Fire Safety within the past 12 months or seller must provide a recent proof of purchasing receipt.

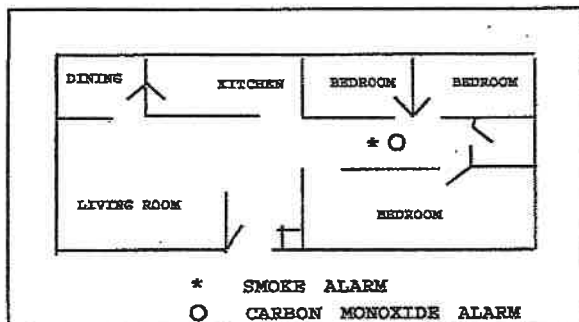


Figure 1

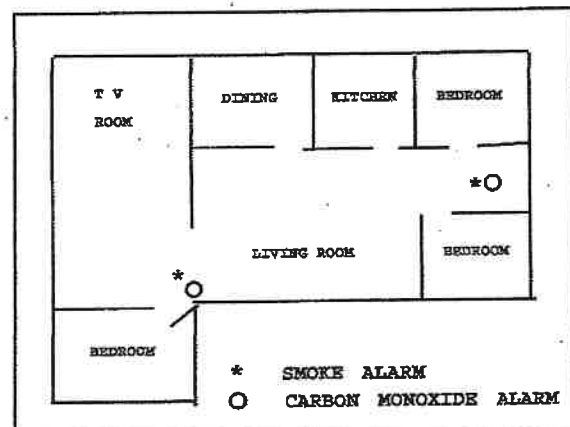


Figure 2

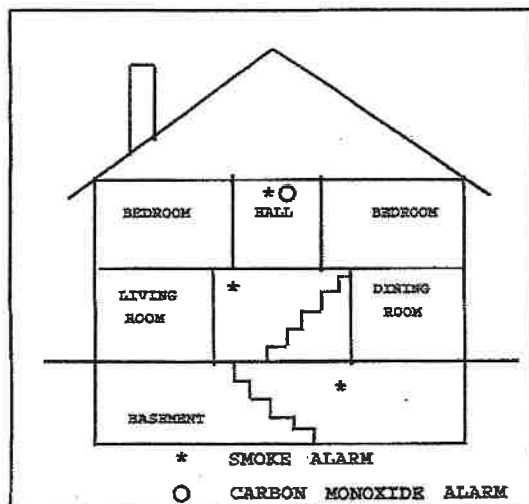


Figure 3

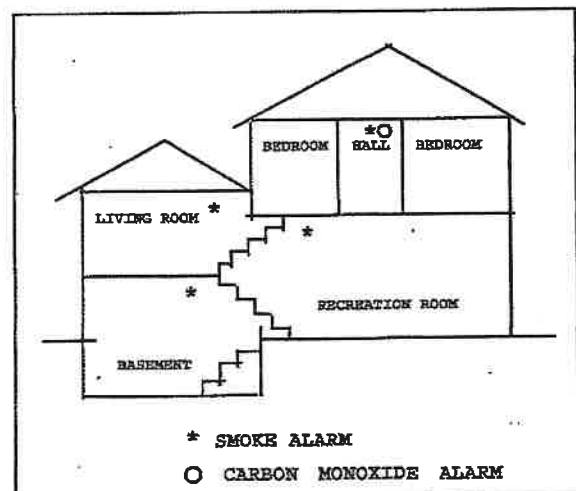


Figure 4

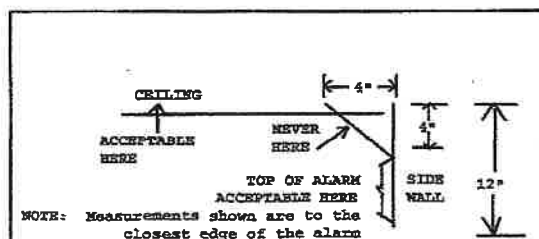


Figure 5