

BOROUGH OF GLEN RIDGE

**Certification in Lieu of
Certificate of Zoning Compliance and Smoke Detector Certification
During Coronavirus/Covid-19 Pandemic**

Property Address: _____

Buyer(s) Name: _____

Seller(s) Name: _____

Seller's Attorney: _____

Buyer's Attorney: _____

Date: _____

The undersigned Seller hereby certifies the following to the Borough of Glen Ridge and the Buyer:

(a) the Seller has reviewed the attached legal requirements regarding smoke detectors, carbon monoxide detectors and fire extinguishers;

(b) the Seller has on this date personally inspected all smoke alarms, carbon monoxide detectors and portable fire extinguishers installed in the dwelling located on this Property and verified that all of these items are operational and located in all required areas in accordance with the attached document; and

(c) the Property is located in the _____ Zone and the present use of the property as a _____ (single-family home, two-family dwelling, etc.) conforms to the Glen Ridge Zoning Ordinance.

The Buyer and the Seller agree that if there are any open building permits relating to the Property, the Buyer will, within thirty (30) days after the Building Department has re-opened, take all necessary action to close out all such permits. The parties have agreed to escrow the sum of \$_____ which will be held by _____ (insert Seller's or Buyer's) attorney until all required inspections have been completed and Certificates of Approval have been issued

for all open permits.

Notwithstanding the above, the Seller shall have a continuing obligation to close all open permits if the cost exceeds the amount of the escrow. This obligation will survive the transfer of title.

SELLER

BUYER

SELLER

BUYER

SELLER'S ATTORNEY:
(insert name and address)

BUYER'S ATTORNEY:
(insert name and address)

Seller's Attorney Signature

Purchaser's Attorney Signature

BOROUGH OF GLEN RIDGE – Zoning Compliance and Smoke Detector Certification Requirements

Smoke and Carbon Monoxide Detectors

Smoke Detectors* must be less than 10 years old and on every level of a home including the basement, excluding crawl spaces and unfinished attics. Carbon monoxide alarms or detectors should be installed in any family living unit containing fuel burning appliances, fireplace or having an attached garage. (See diagram on back of this form).

- **Basement** – One smoke detector is to be placed on the ceiling at the bottom of the basement stairs. One within 10ft of a bedroom (if any).
- **First Floor** – One smoke detector is to be placed on the ceiling above the first step going up to the second floor. One within 10ft of a bedroom (if any).
- **Second Floor** - Smoke and carbon monoxide detectors are to be centrally located no more than 10ft **outside** from each bedroom door. (It can be either a combination smoke/carbon monoxide detector, if such, follow manufactures instructions for mounting. If separate smoke detector and carbon monoxide detector, the smoke detector is to be mounted on the ceiling, the carbon monoxide can either be a plug-in or mounted no higher than 5ft from the floor)
- **Third Floor** – same as second floor.
- **Two family dwellings** – also require smoke detectors to be located at the highest level of each common stairwell.
- **Three family dwellings and more** – also requires smoke detectors to be hardwired* in the common areas

***For hardwired/wireless or any smoke detectors that are part of a burglar and fire alarm system*
A certified letter/report from either a licensed electrician or licensed alarm technician may be provided on the day of inspection.**

The letter/report must state that the smoke detectors have been tested, are functioning properly and the smoke detectors are less than 10 years old – in lieu of a test.

Portable Fire Extinguisher

- Needed for one and two-family dwellings.
- Listed, labeled, charged and operable.
- No smaller than a 2½-pound or larger than a 10-pound rated extinguisher.
- Rated for residential use consisting of an ABC type.
- On hangers, or in brackets supplied by the manufacturer.
- Within 10 feet of the kitchen area, unless otherwise permitted by a local enforcing agency.
- Near a room exit or travel way that provides an escape route to the exterior.
- Must be mounted with the bottom of the extinguisher no less than 3ft from floor and the top of the extinguisher no more than 5ft above the floor.
- Must be visible and in a readily accessible spot, free from blocking by furniture, storage, equipment and other items (not in cabinets or behind closed doors.)
- Accompanied by an owner's manual or written information regarding the operation, inspection and maintenance of the extinguisher.
- Installed so the operating instruction shall be clearly visible.

**Please contact the Building Department at 973-748-8444 to schedule an appointment.

ONLY THE CURRENT OWNER OF THE PROPERTY MAY SET UP THE INSPECTION. NO EXCEPTIONS.

Inspections are performed on Tuesdays and Thursdays only.

All building permits must have passed final inspections prior to scheduling the inspection. Any work done without permits shall be subject to a fine and permits must be obtained.

The fee for the inspection is \$100.00 payable by cash or check made to the Borough of Glen Ridge.