

2 Family Sales + RENTALS RESIDENTIAL



**BOROUGH of RED BANK**

FIRE MARSHAL'S OFFICE

90 Monmouth Street  
Red Bank, NJ 07701

Thomas J. Welsh  
Fire Marshal

Tel: (732) 530-2764  
Fax: (732) 530-2766

**Effective immediately all sales and rentals of property shall require that 10 year sealed smoke detectors be installed where any (new or old) battery smoke detectors are currently in service.**

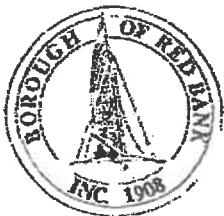
**All AC powered interconnected smoke detectors with battery backup shall be replaced with the same where they currently exist and were approved and installed compliant with NJUCC.**

**AC interconnected smoke detectors shall not be replaced with 10 year smoke detectors.**

**All AC powered interconnected smoke detectors that are over 10 years old shall be replaced with new AC powered interconnected devices.**

**Smoke detectors shall be installed as follows: 1 on every level, 1 in each bedroom. Carbon/Smoke detector shall be installed within 10 feet of each bedroom.**

Thomas J. Welsh  
Fire Marshal/OEM  
Borough of Red Bank



**BOROUGH of RED BANK**  
CODE ENFORCEMENT/FIRE MARSHAL'S OFFICE  
90 Monmouth Street 3<sup>rd</sup> Floor  
Red Bank, NJ 07701  
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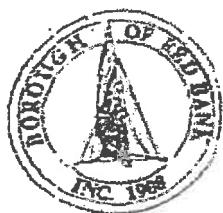
**Check list for Certificate of Occupancy Inspections**

All outstanding Building, Electrical, Plumbing & Fire permits must be inspected and approved by the appropriate inspector prior to the issuance of a Certificate of Occupancy. All outstanding Violation Notices and/or Penalty Notices must be addressed and resolved prior to the issuance of a Certificate of Occupancy.

**NOTE:** This is not a complete or all-inclusive list of the requirements for a Certificate of Occupancy by the Borough of Red Bank. However, this should serve as a basic checklist for most dwelling units.

**EXTERIOR OF PROPERTY**

1. All exterior property areas and premises must be maintained in a clean, safe and sanitary condition free from the accumulation of rubbish, garbage, overgrowth of weeds, grasses and dead trees.
2. All sidewalk slabs and driveway aprons that create trip hazards have voids or cracks must be replaced. A sidewalk replacement permit is required by the Red Bank Department of Public Works (phone number 530-2770) if the sidewalk to be replaced is along the public right of way.
3. Un-paved driveways must be covered with a minimum of 2" of stone and edging to contain the stone.
4. Street numbers at least 3" in size must be displayed in a position easily observed and readable for the public right of way. All numbers must be in Arabic figures.
5. Fences, sheds, garages and other accessory structures must be maintained structurally sound.
6. Existing gutters and downspouts must be secured to the structure, be free of cracks or holes, and properly connected together.
7. If there is evidence of water or dampness in the basement or crawl space, gutters and downspouts must be installed on all exterior roofs.
8. All chimneys must be structurally safe, sound and in good repair.
9. All painted exterior surfaces must be free of peeling paint and repainted after scraping.



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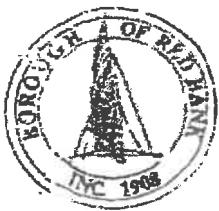
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10. All exterior and interior stairs which have more than 3 risers must have a handrail on one side of the steps 36" high above the treads, and has a maximum grip size of 2" in diameter.
11. Stairs over 44" in width must have handrails on both sides of the steps 36" high above the treads.
12. All roof coverings and flashing must be in good condition as to prevent water from entering the dwelling or accessory structure.
13. All foundation walls, exterior walls above grade and roof structures must be structurally sound.
14. Any landing, balcony, deck or open porch which is more than 30" above established grade must have a guardrail 36" high above the floor with balusters creating no more than a 4" clear space opening.
15. All abandoned oil tanks whether in ground, above ground or installed in the dwelling unit must be removed from the property. If an in-ground oil tank by its removal will compromise any foundation wall, than an abandoned oil tank, can be filled with an inert material. A Building permit is to be issued before any work commences.
16. All windows (including attics, basements, and garages) must be supplied with approved glazing material, which are without cracks and holes.
17. All windows other than a fixed window, must be capable of being easily opened and must be held in position by window hardware.
18. All openable windows must be equipped with insect screens in good condition and window locks.
19. All window and doorframes (including basement hatchways) must be constructed and maintained as to be weather-tight.
20. All exterior steps must be illuminated by an exterior electric light with a proper fitting cover.
21. Any landing, deck or porch above established grade must be provided with latticework as to prevent the harborage of animals.

### INTERIOR OF DWELLING

\*\*SEE ATTACHED REQUIREMENT FOR FIRE EXTINGUISHERS\*\*

1. Dwelling must be free of all-excess debris and rubbish.
2. If heating pipes and/or furnace are covered with asbestos that is frayed and air-borne; the asbestos must be removed or encapsulated by a licensed contractor. A Building permit must be issued before any work commences.



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3. All furnaces must have two emergency shut off switches. One on the furnace unit and one that is in a remote location. Red-labeled plate covers must be installed on the switches reading "Furnace shut off".
4. Furnace and hot water heater flue pipes must be free of penetrations, securely connected together and supported to dwelling structural members.
5. Furnace and hot water heater flue pipes must be properly updrafted and properly sealed into chimney openings.
6. All natural gas appliances (hot water heaters, furnaces, kitchen ranges) must have a gas shut-off valve within 3' of the appliance.
7. Hot water heaters and hot water system furnaces must have a copper extension pipe on the pressure relief valve to within 6" above the floor.
8. Hot water heaters and furnaces must be installed in a location as to receive sufficient combustion make up air.
9. Every ceiling level must be equipped with a battery operated smoke detector, installed on the ceiling in the vicinity of the stairway.
10. All dwelling units must be provided with carbon monoxide detectors, to be located in the vicinity of all sleeping areas.
  - i. A battery-operated smoke detector must be installed within 10' of every sleeping area.
  12. All smoke detectors must be installed 4" away from any wall/ceiling corner.
  13. Every bathroom must contain at least one grounded (GFCI) duplex electric receptacle.
  14. Every habitable space must contain two separate and remote duplex electric receptacles.
  15. Every habitable space must contain at least one electric lighting fixture with a proper fitting cover.
  16. All dwelling units shall have a minimum of 60 ampere three wire service.
  17. All bathrooms must have an openable window or a ventilating fan exhausted to the exterior of the dwelling.
  18. All plumbing fixtures must be free of cracks.
  19. All plumbing connections must be free of leaks.
  20. All plumbing supply lines must be equipped with shut-off valves
  21. Every kitchen and bathroom floor surface must be constructed so as to permit such floor to be kept in a clean and sanitary condition.
  22. Any dirt floor that exists in a crawl space or basement shall be covered with a minimum of 2" of 2500-psi concrete.



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23. All walls, floors, and ceiling shall be free of holes and peeling paint.
24. Fireplace flue pipes must be clean and have a proper working damper plate.
25. Every kitchen must contain GFCI duplex electrical receptacle, if receptacles are above any countertop or workspace.
26. Kitchen electrical outlets within 6'(feet) of any water source must be GFCI receptacles.