Application for Zoning Certificate

Construction Code Enforcement Department
Town of Kearny
Telephone: 201-955-7880 410 Kearny Ave, Kearny, New Jersey 07032 Fax: 201-998-5171
www.kearnynj.org

Block:_____ Lot: _____ Dated Received:_____

Owner's Name:_____ Purchaser's Name_____

Property Address:_____ Purchaser's Address_____

Town/State/Zip: _____ Town/State/Zip: _____

Telephone No. _____ Telephone No. _____

Number of dwelling units:_____ @ per unit Total fee:_____

Approximate Closing Date: _____ Check #:_____

Cash: _____

Signature:_____
(Owner/Agent)

The Certificate of Continued Use Occupancy shall indicate that as a result of a general inspection of the visible parts of the structure, no violations have been determined to have occurred and no unsafe conditions have been found, and that the existing use of the structure heretofore lawfully existed.

Office Use Only:

Use Group:_____ Open Permits:_____

No. of Dwelling Units:_____ Zone: _____ Monetary Penalties:_____

Legal Use: _____ Correspondence: _____ Fire Dept: (Smoke Detector) :_____

State Housing (Housing Violations): _____ State Housing Reg #:_____

Signed: _____ Date: _____

TOWN OF KEARNY

Construction Code Enforcement Department
Town Hall Annex - 410 Kearny Avenue
Kearny, N.J. 07032
(201) 955-7880 - **FAX** (201) 998-5171
www.kearnynj.org

Lead-Based Paint Hazards

Complete this form ONLY if the dwelling is a rental property built before 1978

Is this property intended to be used for residential rental units? YES_____ NO_____

Property Address: _____

1. What is the use of the rental property?

   ___ Single Family ___ Two Family ___Three or more

2. Has the property/dwelling previously been certified to be free of lead-based paint pursuant to N.J.A.C. 5:17-3.6(b), either after an abatement was completed or an evaluation confirming there is no lead-based paint in the dwelling?

   ____ YES ____ NO

   If yes, please submit a certification form from a certified lead evaluation firm.

3. Has the property/dwelling been issued a valid lead-safe certificate issued pursuant to P.L. 2021, c.182? Lead-safe certificates are valid for two years from date of issuance.

   _____ YES ____ NO

   If YES, submit the valid lead-safe certificate.

If you have answered NO to any/all the above questions above, or are unable to provide valid documentation, a Lead-Based Paint Hazard (LPH) inspections must be performed.

The Town of Kearny does not perform Lead-Based Paint testing. All testing should be done by a certified lead evaluation contractor.

Signature of Owner/Agent _____

Printed name of Owner/Agent_____

Office Use:

Lead Free Certificate # _____

Date of test/certificate issuance_____

TOWN OF KEARNY

Construction Code Enforcement Department
Town Hall Annex - 410 Kearny Avenue
Kearny, N.J. 07032
(201) 955-7880 - **FAX** (201) 998-5171
www.kearnyusa.com

SMOKE DETECTORS, CARBON MONOXIDE DETECTORS AND FIRE EXTINGUISHERS ARE REQUIRED

The installation of smoke detectors and carbon monoxide detectors is a Uniform Construction Code requirement for new construction and reconstruction as well as any repairs, alterations or renovations that take place in a one or two family residence. The Uniform Fire Code is now requiring that fire extinguishers be installed, along with smoke and carbon monoxide detectors, as an essential part of the inspection for a Certificate of Occupancy, required for resales.

Please note the following required locations for the installation of each and ensure that all are installed and properly working at the time of your inspection.

SMOKE DETECTORS

For **repairs, alterations, renovations** or **resales** installation is required: (Ten-year sealed battery-powered alarms are required as of January 22, 2019)

1) On each level of the structure, outside each separate sleeping area in the immediate vicinity of the bedrooms (within 10'-0" of the sleeping area), and located on or near the ceiling.

For **new construction** or **total reconstruction** installation is required: (Hard-wired (electric) is required)

1) In each sleeping room.

2) Outside of each separate sleeping area in the immediate vicinity of the bedrooms. (Within 10'-0" of all sleeping rooms).

3) On each additional story of the dwelling, including basement and cellars but not including crawlspaces and uninhabitable attics. In dwellings or dwelling units with split-levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one story below the upper level.

CARBON MONOXIDE DETECTORS

In **all cases** installation is required: (Battery operated, hard-wired or of the plug-in type)

1) Outside of each sleeping area in the immediate vicinity of all sleeping rooms (within 10'-0" of all sleeping areas).

Detectors shall have a minimum rating of **85 dBA and be labeled in accordance with UL 2034**. Alarms located within the sleeping rooms are permitted to have a rating of 75 dBA.

FIRE EXTINGUISHERS

For **resales of all** one and two family residences, installation is required:

A "portable fire extinguisher", **which must be 2A:10B:C type,** rated for residential use and no larger than 10 pounds, is required to be mounted within 10 feet of each kitchen area, and located in the path of egress.

DO NOT GO TO YOUR LOCAL HOME CENTER AND JUST BUY ONE LABELED "FOR KITCHEN USE". IF IT ISN'T A **2A:10B:C** TYPE EXTINGUISHER, IT DOES NOT COMPLY AND WILL NEED TO BE REPLACED.

1A:10:BC

2A:10:BC
Required

Mounted 10 feet from Kitchen in path of Egress, no higher then 5 feet

As of January 1st, 2019,

***10 year* sealed**

Smoke Detectors are required to be installed!!!

Note- These are just samples of some units.

TOWN OF KEARNY

CERTIFICATE OF CONTINUED OCCUPANCY CHECK LIST

Smoke & Carbon Monoxide Detectors – Required by the State of New Jersey to be 10 year sealed unit and located within 10 feet on the outside of each bedroom door. Carbon Monoxide can be battery or plug in type. Best location for installation is on the ceiling, although the wall is allowable. The usual placement in the basement and first floor is within three feet of the opening of the stairway on the ceiling.

Fire Extinguisher – Required by the State of New Jersey. Portable Fire Extinguisher must be mounted within a 10ft. area of each kitchen in path of egress. The size shall be no smaller than 2A:10B:C rated for residential use and weigh no more than 10lbs.

Electrical Covers – Proper electrical device covers are needed on all electrical switches, outlets and junction boxes.

Handrails – Every interior or exterior flight of stairs (including decks) that has more than three risers requires a handrail. The handrail must be able to be gripped by children as well as adults and not wider than 2 5/8".

Pressure Relief Discharge Pipe – The pressure relief discharge pipe is needed on heating units and water heaters, and should discharge six to eight inches off the floor.

Faucets & Toilets – Shall be installed and maintained in good working order.

Garages (attached or inside the house) – The fire resistive rating at the time of construction must be maintained. All holes made during repairs to plumbing or for electrical wiring must be properly patched. Any door leading to the dwelling must have the same fire rating as garage and equipped with a listed self-closing device capable of closing the door.

Sheds - Must be located 3 feet of property lines and in good condition.

Door Locks – All exit doors shall be readily openable from the side from which the egress is to be made without the need for keys, special knowledge or effort. Double cylinder dead bolt locks are not permitted.

Gas Piping – Must be properly strapped with shut off valves near appliance. If the appliance is removed the gas pipe must be capped. Aluminum gas piping is not permitted.

Glass – Any broken, cracked or missing glazing must be replaced.

Railings – Required to prevent falls when elevation changes are 30 inches or greater.

OVER

Sidewalks, Stairs, Driveways and Walkways – Shall be kept in good state of repair and maintained free from hazardous conditions.

Property Maintenance – Property shall clear of debris, junk & garbage. Grass, bushes & weeds must be cut and removed from property.

Street Numbers – Numbers should be visible and should have 4" in height with visibility from street.

Accessories – Garages, fences, sheds and walls must be kept in good state of repair and maintained.

Interior Surfaces – Cracked, loose or missing plaster, peeling paint, uneven or defective floor surfaces should be repaired and replaced.

Roofs, Leader Pipe & Water Runoff – The roof shall be sound, tight and not have defects that admit rain. The leader pipes should terminate at the ground and discharge the water away from your foundation and not into the adjacent property.

Exterior Walls – Must be maintained and properly surface coated (painted).

The above checklist items is *NOT* intended to be all-inclusive, but are only a guide to assist you with the most frequently found violations during Certificate of Occupancy inspections.

It is recommended that the Certificate of Occupancy Inspection be conducted as soon as your sales contract is signed.