

BOROUGH OF RUNNEMEDE
CERTIFICATE OF CONTINUED OCCUPANY REQUIREMENTS

EXTERIOR:

VISIBLE 911 ID
STEPS
WALKWAYS
RAMPS
GUARDRAILS
HANDRAILS
OBSTRUCTIONS/HAZARDS
PAINT
GUTTER & SPOUTS
BASEMENT OR CRAWL SPACE
FOUNDATION OPENINGS
ELECTRICAL CONNECTION
BACKFLOW PREVENTER

INTERIOR:

SMOKE DETECTORS
CO DETECTORS
INFESTATION& STRUCTURAL DAMAGE
HANDRAILS
GUARDRAILS
BATHROOM VENTING
FAN
WINDOW
OBSTRUCTIONS/HAZARDS
PAINT
GUTTERS & SPOUTS
BASEMENT OR CRAWL SPACE
FOUNDATION OPENINGS
ACCESSES SECURE/WEATHERPROOF
SMOKE DETECTORS
CO DETECTORS
INFESTATION MICE/INSECTS
GFCI RECEPTACLES
KITCHEN
BATH
GARAGE
FLOORING
KITCHEN
BATH
SWITCH/RECEPTACLE COVERS

ELECTRICAL FIXTURES
PANEL/BOX ELECTRIC SERVICE CABLE
WINDOW GLASS
EGRESS WINDOWS OPERATIONAL
WINDOW GUARDS
WATER HEATER
CHIMNEY CONNECTION
RELIEF VALVE
FLOOR DISCHARGE
WATER PIPES
DRAIN PIPES
FIXTURES
TOILET MOUNTING
HOT WATER CONTROLS
COLD WATER CONTROLS
HEATING SYSTEM
PANELS COVERS INTACT
CHIMNEY CONNECTION
NO OPTIM WIRING /JUNCTIONBOXES/SPLICES

THE FOLLOWING IS AN EXPLANATION DEVELOPED TO ASSIST HOMEOWNERS AND REAL ESTATE AGENTS WITH OUR BOROUGH HOME SALE INSPECTION REQUIREMENTS FOR CERTIFICATE OF CONTINUED USE OF OCCUPANCY. IT IS AN ATTEMPT TO EXPLAIN THE REQUIREMENTS IN LAYMAN'S TERMS AS TO WHAT THE INSPECTOR IS LOOKING FOR AT THE INSPECTION.

EXTERIOR

1. VISIBLE 911 ID; A HOUSE NUMBER LOCATED ON THE DWELLINGS VISIBLE FROM THE STREET SO EMERGENCY SERVICES CAN LOCATE PROMPTLY (MINIMUM 4" IN HEIGHT). ARABIC NUMERALS.
2. STEPS
 - A.) CONCRETE NO CRACKS THAT COULD POTENTIALLY CAUSE A TRIPPING HAZARD WITH AN EVEN, CONSISTENT, FINISH THROUGHOUT-ALL RISERS AND TREADS EQUAL.
3. WALKWAYS- (PUBLIC SIDEWALKS AND SERVICE SIDEWALKS TO HOUSE ENTRANCE WAYS). BLOCKS WITH ELEVATION VARIATIONS OF 1/2 " OR MORE OF ADJACENT BLOCKS MUST BE REPLACED.*

PUBLIC SIDEWALK REPLACEMENT 4 OR MORE BLOCKS REQUIRES SIDEWALK PERMIT.

4. RAMPS-HANDICAPPED RAMPS ARE REQUIRED TO COMPLY WITH 2006 IRC AND THE AMERICAN NATIONAL STANDARD INSTITUTE.
5. HANDRAILS-ANY SET OF STEPS WITH (4) OR MORE RISERS MUST HAVE A GRASPABLE HANDRAIL ON A MINIMUM OF (1) SIDE. THE HANDRAIL DIAMETER MUST BE A MINIMUM OF 1 ¼ " AND MAXIMUM OF 2-5/8. THE HEIGHT MUST BE BETWEEN 30 AND 38" (MEASURED FROM THE NOSING OF THE STEPS.) NEW HANDRAILS MUST RETURN TO THE WALL OR POST.
6. GUARDRAILS-REQUIRED WHEN THE HEIGHT OF A PORCH, LANDING, OR SET OF STAIRS EXCEEDS 30" TO THE GRADE BELOW. HEIGHT OF GUARDRAIL SHALL BE NOT LESS THAN 30" AND NO OPENING SHALL ALLOW A 4" BALL TO PASS THROUGH.
7. OBSTRUCTION/HAZARDS-THE PROPERTY MUST BE FREE AND CLEAR OF DEBRIS AND UNSAFE CONDITIONS THAT COULD CAUSE INJURY. WHILE THIS IS A GREY AREA, SOME EXAMPLES WOULD BE DAMAGED FENCING, ILLEGAL EXTENSION CORDS TO A SHED, ETC.
8. PAINT-SEE ATTACHED CODE
9. GUTTERS AND SPOUTS-GUTTERS AND SPOUTS NEED TO BE SECURELY ATTACHED TO DWELLING AND FREE AND CLEAR OF DEBRIS. GUTTERS NEED TO BE ON ALL FACIA AREAS SHEDDING WATER.
10. BASEMENT OR CRAWL SPACES- (a) FOUNDATION OPENINGS-FOR BASEMENT WINDOWS NEED TO BE SECURE, NO BROKEN GLASS, AND SEALED AGAINST INFILTRATION OF WEATHER AND INSECTS. FOR CRAWL SPACES VENTS NEED TO BE SECURE, OPERABLE, FREE AND CLEAR OF DEBRIS, AND SEALED FROM INFILTRATION OF WEATHER AND INFESTATION. (b) ACCESS SECURE AND WEATHER PROOF-FOR BASEMENT EXTERIOR ENTRIES SUCH AS BILCO DOORS NEED TO BE OPERABLE AND DRY. FOR CRAWL SPACES THE ACCESS NEEDS TO BE SECURED TO THE DWELLING, WEATHER PROOF, AND SEALED AGAINST INFILTRATION OF INSECTS OR RODENT INFILTRATION.

INTERIOR:

1. INFESTATION-VISIBLE SIGNS OF PEST (INSECTS, RODENTS, OR CRITTERS) WOULD REQUIRE A CERTIFICATION FROM A LICENSED PEST CONTROL OPERATOR. THE CERTIFICATION WOULD ACKNOWLEDGE TREATMENT AND ERADICATION. STRUCTURAL DAMAGE TO BE REPAIRED. PERMIT REQUIRED.
2. HANDRAILS-SAME CRITERIA AS LISTED ON THE EXTERIOR REQUIREMENTS.
3. GUARDRAILS- SAME CRITERIA AS LISTED ON THE EXTERIOR REQUIREMENTS.

4. BATHROOM VENTING-EACH BATHROOM OR POWDER ROOM REQUIRES AN OPERABLE WINDOW OR EXHAUST VENTING TO THE OUTSIDE.
5. GFCI RECEPTCALES -REQUIRED AT ALL THE FOLLOWING LOCATIONS:
ANY RECEPTCALE LOCATED IN A BATHROOM OR POWDER ROOM WITHIN 6 FEET OF THE EDGE OF THE SINK.
ANY RECEPTCALE ON THE EXTERIOR OF THE DWELLING OR A GARAGE.
ANY RECEPTCALE ABOVE A KITCHEN COUNTERTOP OR MOUNTED ON THE EXTERIOR OF A KITCHEN WITHIN 6 FEET OF THE EDGE OF THE SINK.
ANY RECEPTCALE INSIDE A GARAGE BELOW 80" ABOVE THE FLOOR.
***WHILE RECEPTCALES ARE REQUIRED IN ALL THESE LOCATIONS FOR NEW-CONSTRUCTION-THEY ARE NOT REQUIRED IF THEY DO NOT EXIST ALREADY. NO NEW RECEPTCALES NEED TO BE INSTALLED, BUT EXISTING DO NEED TO BE GFCI PROTECTED.
6. FLOORING-BATHROOMS, KITCHENS, AND LAUNDRY ROOMS (POTENTIAL WET AREAS) REQUIRE MOISTURE RESISTANT FLOORING. THE FLOORING IS REQUIRED TO BE IN FAIR CONDITION ABSENT OF TEARS, MISSING TILES, ETC. MOISTURE RESISTANT IS CONSIDERED LINOLEUM, VINYL TILE, ETC.
7. SWITCH/RECEPTACLE COVER-ALL SWITCHES, RECEPTCALES, JUNCTION BOXES ARE REQUIRED TO HAVE SECURE COVERS THAT ARE IN TACT WITH NO VOIDS EXPOSED AT THE WALL.
8. ELECTRICAL FIXTURES-ALL FIXTURES MUST BE SECURELY ATTACHED WITH APPROPRIATE GLOBE, OR COVER LENSES. NO OPEN BULBS EXCEPT AS PERMITTED IN BASEMENTS, ATTICS, CRAWLS, OR GARAGE WHERE THEY ARE PERMITTED BY CODE FOR UTILITY PURPOSES.
9. PANEL BOX-SERVICE CABLE TO BOX MUST BE SECURELY FASTENED TO DWELLING IN GOOD CONDITION. FRAYED, WORN, OR DETACHED CABLES NEED TO BE REPLACED. THE COVER TO THE PANEL BOX MUST BE SECURE, ALL BREAKERS SLOTS FILLED OR BLANKED OFF. IN ADDITION ALL BREAKERS MUST BE PROPERLY LABELED.
10. WINDOW GLASS-ALL WINDOWS MUST BE IN TACT AND FREE OF BROKEN PANES OF GLASS.
11. EGRESS WINDOWS OPERATIONAL-ALL BEDROOM WINDOWS MUST EASILY OPEN AND CLOSE FOR EMERGENCY ESCAPE OR ENTRY BY EMERGENCY PERSONNEL. IN THE EVENT A ROOM (BEING UTILIZED AS A DEN) COULD POTENTIALLY BE USED AS A BEDROOM IT WILL BE INSPECTED AS A BEDROOM.

12. WINDOW GUARDS-ONLY REQUIRED FOR RENTAL PROPERTIES. THIS IS COMMONLY REFERRED TO AS THE "ERIC CLAPTON " LAW. ANY TENANT WITH A CHILD 10 YEARS OF AGE OR YOUNGER, LIVING ABOVE THE 1ST FLOOR MAY REQUEST WINDOW GUARDS TO PREVENT A CHILD FROM FALLING OUT THE WINDOWS. IF REQUESTED THE LANDLORD MUST INSTALL THE APPROVED WINDOW GUARDS.
13. WATER HEATER-REQUIRE ALL OF THE FOLLOWING: CHIMNEY CONNECTION-ALL CONNECTIONS MUST BE TIGHT AND SECURE. NO VOIDS ARE PERMITTED WHERE METAL PIPE CONNECTS TO MASONARY. THIS CAN BE ACCOMPLISHED BY APPROVED MOTAR/CEMENT OR FIRE RATED CAULK.
RELIEF VALVE-THE CORRECT VALVE MUST BE PLACE TO PREVENT THE BUILD UP OF PRESSURE IN THE WATER HEATER AND THE POTENTIAL FOR EXPLOSION.
FLOOR DISCHARGE: A PIPE FROM THE RELIEF VALVE TERMINATING WITHIN 2"-6" OF THE FLOOR, TO PREVENT PHYSICAL HARM IN THE EVENT THE VALVE RELEASES PRESSURE HOT WATER.
14. WATER PIPES-NO LEAKS
15. DRAIN PIPES- NO LEAKS
16. FIXTURES-ALL FAUCETS AND FIXTURES OPERABLE ,SECURELY ATTACHED AND SEALED. NO LEAKS, CRACKS OR BROKEN HANDLES.
17. TOILET MOUNTING: TOILET SECURELY ATTACHED TO THE FLOOR. THE BASE IS REQUIRED TO BE CAULKED TO THE FLOOR.
18. HOT WATER CONTROLS-OPERABLE, SEALED AND SECURELY ATTACHED ON LEFT HAND SIDE.
19. COLD WATER CONTROLS-OPERABLE, SEALED AND SECURELY ATTACHED ON RIGHT HAND SIDE.
20. HEATING SYSTEM-MUST BE OPERABLE IN WORKING ORDER. CHIMNEY CONNECTION REQUIREMENTS ARE THE SAME AS THOSE FOR THE HOT WATER HEATER LISTED ABOVE.
21. INTERIOR DOOR: SEE EXPLANATION ATTACHED.

CHAPTER 7

FIRE SAFETY REQUIREMENTS

SECTION 701 GENERAL

701.1 Scope. The provisions of this chapter shall govern the minimum conditions and standards for fire safety relating to structures and exterior premises, including fire safety facilities and equipment to be provided.

701.2 Responsibility. The owner of the premises shall provide and maintain such fire safety facilities and equipment in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any premises that do not comply with the requirements of this chapter.

[F] SECTION 702 MEANS OF EGRESS

702.1 General. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the *International Fire Code*.

702.2 Aisles. The required width of aisles in accordance with the *International Fire Code* shall be unobstructed.

702.3 Locked doors. All means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort, except where the door hardware conforms to that permitted by the *International Building Code*.

702.4 Emergency escape openings. Required emergency escape openings shall be maintained in accordance with the code in effect at the time of construction, and the following. Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided the minimum net clear opening size complies with the code that was in effect at the time of construction and such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening.

[F] SECTION 703 FIRE-RESISTANCE RATINGS

703.1 Fire-resistance-rated assemblies. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained.

703.2 Opening protectives. Required opening protectives shall be maintained in an operative condition. All fire and smokestop doors shall be maintained in operable condition.

Fire doors and smoke barrier doors shall not be blocked or obstructed or otherwise made inoperable.

[F] SECTION 704 FIRE PROTECTION SYSTEMS

704.1 General. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the *International Fire Code*.

704.2 Smoke alarms. Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and in dwellings not regulated in Group R occupancies, regardless of occupant load at all of the following locations:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
2. In each room used for sleeping purposes.
3. In each story within a dwelling unit, including basements and cellars but not including crawl spaces 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 full story below the upper level.

Single or multiple-station smoke alarms shall be installed in other groups in accordance with the *International Fire Code*.

704.3 Power source. In Group R occupancies and in dwellings not regulated as Group R occupancies, single-station smoke alarms shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection.

Exception: Smoke alarms are permitted to be solely battery operated in buildings where no construction is taking place, buildings that are not served from a commercial power source and in existing areas of buildings undergoing alterations or repairs that do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for building wiring without the removal of interior finishes.

704.4 Interconnection. Where more than one smoke alarm is required to be installed within an individual dwelling unit in Group R-2, R-3, R-4 and in dwellings not regulated as Group R occupancies, the smoke alarms shall be interconnected in such