





## **RESALE INSPECTIONS FOR RESIDENTIAL PROPERTIES**

### **A RECENT SURVEY MUST BE SUBMITTED FOR ALL SINGLE FAMILY HOMES.**

Per §156.037(C)(5)(a)(4) of the Voorhees Township ordinances, a Resale Certificate cannot be issued prior to the Township's review of a current signed and sealed survey. It is recommended that the survey, issued within the past 60 days, be submitted as early as possible to avoid delaying the issuance of the Resale Certificate and the scheduled closing. (Not required for condos.)

As of November 1, 2005, working smoke alarms and carbon monoxide detectors are required for all one- and two-family dwellings, including townhouses and condos, per N.J.A.C 5:70-4.19.

All residential **RESALE** properties will be inspected for the following items:

#### **1. BUILDING IDENTIFICATION**

Sections 98.36 and 98.38 require that all dwellings, stores, or other principal buildings display the address number assigned by the Tax Assessor. The required Arabic numerals shall be:

- a. installed on the building itself and not on doors or windows (stick-on or self-adhesive numbers will not be accepted as permanent numerals);
- b. located at least thirty (30") inches above ground level on a contrasting background;
- c. of sufficient height to be legible from the street, with three (3") inches being the absolute minimum height required; and
- d. free of sight obstructions from the street.

#### **2. CARBON MONOXIDE DETECTORS**

Must be installed outside of (but within ten (10') feet of) each and every sleeping area. If there is a bedroom on a different level than the rest or beyond ten (10') feet of the other doorways, an additional carbon monoxide detector is required.

#### **3. SMOKE DETECTORS**

If you have an alarm company/monitored system, you must notify your provider that you are having an alarm test done so that the Fire Department does not respond. The system must be put into "test mode" for at least the scheduled inspection window. and someone who knows how to reset the signaling device and each smoke detector head must be present for the inspection.

#### **4. COMPLIANCE WITH TITLE 15 (LAND USEAGE) OF THE VOORHEES TOWNSHIP CODE OF ORDINANCES**

If any zoning violations exist at the subject property, compliance with the applicable code must be obtained prior to the issuance of a Certificate of Conformance. This includes the construction of any addition or accessory use/structure that was completed without Zoning and/or Construction Permits.

#### **5. SWIMMING POOLS**

If the property contains a swimming pool, the required fencing and gates must meet or exceed all requirements set forth in Section 305 of the International Swimming Pool and Spa Code.

1. If there is a change in buyer and/or tenant prior to the issuance of a certificate, please advise the office.
2. As part of the inspection process, the Tax Assessment Department's property record card will be validated.
3. Resale Certificates shall become null and void sixty (60) days after a Certificate has been issued if settlement/occupancy has not occurred within that time.

## SMOKE DETECTOR REQUIREMENTS BY YEAR ORIGINAL HOME WAS APPROVED

Per NJ state law, all homes built after January 1, 1977 must have at least one hardwired alarm. In addition to the requirement above, the following requirements also apply:

### BEFORE 11/07/1984

Ten-year sealed battery smoke detectors on all living levels including basement. If the home was built between 1/1/77 and 11/7/84, at least one level of the home must have a hardwired detector, and all other detectors must be 10 year sealed units. The location on the sleeping level(s) shall be in hallway outside of all bedrooms.

### AFTER 11/07/1984 (Per BOCA 1984 Section 1716.3.4)

In buildings of Use Group R-3, smoke detectors shall be required on every story of the unit including basements. In dwelling units with split levels, a smoke detector installed on the upper level shall suffice for the adjacent lower level provided the lower level is less than one full story below the upper level. If there is an intervening door between the adjacent levels, a smoke detector shall be installed in an approved location. Where more than one detector is required to be installed within an individual dwelling unit, the detectors shall be wired in such a manner that the actuation of one alarm will actuate all the alarms in the individual unit.

### AFTER 11/01/1993 (Per Section 919.3.2)

Use Groups R-2 & R-3 (now R-3, R-4, R-5), single or multiple-station smoke detectors shall be installed and maintained in all occupancies at the following locations: 1) in the immediate vicinity of bedrooms, 2) in all bedrooms, and 3) in each story within a dwelling unit, including basements.

#### **Exceptions:**

1) In dwelling units with split levels (see split levels above), and 2) In bedrooms that are equipped with residential sprinklers in accordance with Section 906.2.1, 906.2.2 or 906.2.3.

**Note:** If the home has a monitored or hardwired system, it **CANNOT** be reverted to a battery only system.

## SMOKE DETECTOR REQUIREMENTS FOR RESIDENTIAL ADDITIONS

If the cumulative area of all floors of the addition(s) is five percent (5%) or more, but less than twenty-five percent (25%), of the floor area of the largest floor of the existing building, hardwired interconnected smoke detectors with battery back-up meeting the requirements of NFPA 72 (except as otherwise provided in the building or Fire Protection Subcode, shall be installed and maintained in each story in the dwelling unit, including basements.

If the area of the addition is twenty-five percent (25%) or more of the floor area of the largest floor of the existing building, smoke detectors must be installed in each bedroom, one in the hallway outside of the bedrooms, and on each floor including the basement. These detectors must be interconnected, electric and battery back-up.

## SMOKE DETECTOR INSTALLATION TIPS

For best performance, **do not install units:**

- where combustion particles, which form when things are burned, are produced. Areas to avoid include poorly ventilated kitchens, garages, and furnace rooms. Keep units at least 20 feet (8 meters) from the sources of combustion particles, including stoves, furnaces, water heaters, space heaters. Those areas should be vented as much as possible.
- in air streams near a kitchen. Air currents can draw cooking smoke into the sensing chamber;
- in very damp, humid or steamy areas, such as near bathrooms with showers. Keep units at least 10 feet (3 meters) away from showers, saunas, dishwashers, etc.;
- where the temperatures are regularly below 40°F (4°C) or above 100°F (38°C), including unheated buildings, outdoor rooms, porches, or unfinished attics or basements;
- in dusty, dirty, or greasy areas, such as directly over a stove or range. Be sure to clean a laundry room unit frequently to keep it free of dust or lint;
- near fresh air vents, ceiling fans, or in drafty areas as they may prevent detectors from reaching the sensing chamber;
- in insect-infested areas. Insects can clog openings to the sensing chamber and cause false alarms;
- less than 12 inches (305mm) away from fluorescent lights. Electrical “noise” can cause interference;
- in “dead air” spaces. “Dead air” spaces may prevent smoke from reaching the smoke detector.

**AS OF JANUARY 1, 2019, ALL SINGLE STATION BATTERY-POWERED SMOKE ALARMS MUST BE 10-YEAR SEALED DEVICES.**