



# BOROUGH OF SEA GIRT

SEA GIRT, NEW JERSEY



## CODE ENFORCEMENT

### UPDATED INFORMATION – SMOKE DETECTOR AND CARBON MONOXIDE REQUIREMENTS

Certificate for Sales and Rentals Guidelines

**All items on checklist will be inspected. A failure in any one may not result in a denial of Certificate, but multiple violations can be.**

Exterior:

- Entire property and exterior of all buildings must be clean, neat, and orderly.

Bedrooms/Occupancy:

- Bedroom Occupancy will be as follows:
  - 1 Occupant Bedroom 70 Square Feet MINIMUM
  - 2 Occupant Bedroom 100 Square Feet MINIMUM
  - 3 Occupant Bedroom 150 Square Feet MINIMUM
  - 4 Occupant Bedroom 200 Square feet MINIMUM
- A child under the age of 3 will not constitute an occupant for the purpose of enforcing the maximum occupancy within the residence.

Interior:

- All smoke alarms/detectors shall be tested utilizing push button method. If there is a monitored system (ADT for example), a letter from homeowner, agent, or monitoring agency must accompany advising that system is maintained and will operate as installed.
  - Structure built prior to 1978 – Minimum battery powered and 1 on each level
  - 1978-1983 – Hardwired alarms with battery back-up, 1 on each level
  - 1984-1990 – Hardwired with battery back-up and Interconnected, 1 on each level
  - 1991-Present – Hardwired, battery back-up, interconnected. 1 on each level **AND 1 in each bedroom**
  - **Note: ALL BATTERY OPERATED SMOKE ALARMS SHALL BE 10-YEAR SEALED BATTERY ALARMS BY JANUARY 1, 2019**
  - **Any Detectors greater than 10 years of age shall not be accepted.**
- Carbon Monoxide Detectors shall be tested utilizing push button method.
  - Carbon monoxide alarms shall be centrally located outside of each separate sleeping area in the immediate vicinity of the bedrooms.
  - **Carbon monoxide alarms shall not be older than 5 years or older than the expiration date prescribed by the manufacturer**
  - **Carbon Monoxide alarms are required in all premises where fuel burning appliances exist, or if there is an attached garage**
- Fire Extinguisher must be present, minimum 2A:10B:C
  - Within 10 feet of Kitchen
  - **Permanently mounted** in exit pathway from kitchen to exit/exterior
  - The extinguisher shall be serviced and tagged by a certified Division of Fire Safety contractor within the past 12 months or the seller must have a receipt for a recently purchased extinguisher
  - Rental term less than 125 consecutive days by a single party, extinguisher not required. If there are “back-to-back” rentals where total term is greater than 125 days, a fire extinguisher is required.

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Effective Date: 8/31/2018

Borough of Sea Girt  
Certificate for Sale or Rental Checklist

Date: \_\_\_\_\_  
Inspector: \_\_\_\_\_

Address: \_\_\_\_\_  
C.O. # \_\_\_\_\_

**Exterior**

| Pass | Fail |   |
|------|------|---|
|      |      | Exterior Garbage Collection Area              |
|      |      | Driveway - No Standing Water                  |
|      |      | Driveway - Well defined                       |
|      |      | Sidewalks - No Tripping Hazards               |
|      |      | No Infestation of Insects or Rodents          |
|      |      | Siding & Roofing - No Damaged or Missing      |
|      |      | Paint - No exposed metal or Wood              |
|      |      | Windows Operable & Not Broken                 |
|      |      | Window Screens - No holes or Tears            |
|      |      | House Address Visible from Street             |
|      |      | Handrails on Risers more than 4 High          |
|      |      | Guardrail Gaps no more than 5"                |
|      |      | Foundation - No structural damage             |
|      |      | Grass - Not overgrown                         |
|      |      | Exterior Property Maintained                  |
|      |      | Decks & Porches Structurally Sound            |
|      |      | Exterior vents clean & free from obstructions |
|      |      | Gutters operational & secured                 |

**Interior**

| Pass | Fail |  |
|------|------|--|
|      |      | Interior clean & orderly                               |
|      |      | Smoke Detectors Present & Working                      |
|      |      | Carbon Monoxide Detectors Present & Working            |
|      |      | Kitchen Stove - Must be Tip Proof                      |
|      |      | Kitchen vent operational                               |
|      |      | Fire Extinguisher - Mounted & Within 10' of Kitchen    |
|      |      | Minimum Rating 1A:10BC                                 |
|      |      | Sinks, Cabinets, Countertops free of cracks            |
|      |      | All plumbing works, no leaks/dripping hot & cold water |
|      |      | No water stains on walls or ceilings                   |
|      |      | GFI Outlets in Kitchen & Functional                    |
|      |      | GFI Outlets in Bathrooms & Functional                  |
|      |      | No extension cords or exposed wiring/tripping hazards  |
|      |      | No open electrical boxes                               |
|      |      | Electrical wiring working & in good condition          |
|      |      | All lighting fixtures operable                         |
|      |      | Electrical box secure & labelled                       |
|      |      | All interior doors functional & free of cracks         |
|      |      | All furniture free from cracks & damage                |
|      |      | Floors clean. Not broken or rotten                     |
|      |      | Mattresses clean & damage free                         |
|      |      | Interior walls clean & painted                         |
|      |      | Water heater relief valve aimed down & within 6" AFF   |
|      |      | Clothes dryers vented to exterior                      |
|      |      | Sump pump drains to exterior                           |
|      |      | All utilities operable                                 |
|      |      | Windowless bathrooms have working exhaust fans         |
|      |      | Bedrooms with minimum of 2 outlets                     |
|      |      | No debris/trash in attics or basements                 |
|      |      | Flue pipes properly vented to exterior                 |
|      |      | Bedroom egress doors fully operational                 |
|      |      | Gas clothes dryer prohibited in bathroom & bedroom     |
|      |      | All appliances - no visible rust                       |

**Bedrooms/Occupancy**

| Pass | Fail |  |
|------|------|--|
|      |      | 1 Occupant Bedroom - 70 SF   |
|      |      | 2 - 100SF, 3 - 150SF, 4 - 200SF, 5 - 250SF   |
|      |      | Beds not permitted in kitchens or living rooms   |
|      |      | Bedroom doors minimum 28" W, 6' 6" H   |
|      |      | Bedroom egress window sill height max 44" AFF  |
|      |      | Bedroom Egress window opening min 24" H and 20" W or greater   |
|      |      | Living space above garage must have minimum 5/8" sheetrock in garage, without penetrations               |
|      |      | Basement bedrooms minimum 1 emergency egress window w/window well ladder                                 |
|      |      | Every bedroom shall have passage to 1 bathroom without passing through another bedroom on the same story |
|      |      | Sleeping rooms shall not constitute only means of access to other sleeping rooms                         |