



# Township of Ocean

399 Monmouth Road

Oakhurst, New Jersey 07755

Office: 732-531-5000 Ext 3392 – [oceancode@oceantwp.org](mailto:oceancode@oceantwp.org)

## Residential Rental Continued Certificate of Occupancy Application Packet

All applications must be filled out completely and all fees paid prior to submitting and receiving an inspection date. The application will not be accepted if all information requested is not complete. All open permits must be closed prior to receiving the Certificate. All forms must be signed by the property owner, otherwise application must be accompanied by the Power of Attorney, or Executor/Executrix/Trustee Certificate. The CO will be withheld if all items included in this packet are not fulfilled.

The following packet includes:

Page 1 – Packet Cover Page

Page 2 – Application (Must be filled out in its entirety)

Page 3 – Home Improvement Form (Must be filled out by property owner)

Page 4 – HVAC Furnace /Heating System Inspection Form

(Must be completed by a licensed NJ Heating Specialist)

Page 5/6 – Inspection Checklist

Page 7 – 10 Landlord & Tenant Forms (Must be filled out, & returned)

**Page 11/12 Smoke Alarm, Carbon Monoxide Alarm & Portable Fire Extinguisher Inspection is performed by you specific Fire District. You must apply directly with them.**

### Fee Schedule

Initial Inspection for Single Family Dwelling: Walk-in fee \$175.00 - Online fee \$150.00

Initial Inspection for Condo/Townhouse Sale or Rental: Walk-in fee \$150.00 - Online fee \$125.00

Initial Inspection for Apartment: Walk-in fee \$100.00 - Online fee \$50.00

All Re-Inspections (2 or more inspections): \$75.00 per inspection

All fees must be paid at time of application. Please make checks payable to "Township of Ocean".

### Notes

- The Township of Ocean Continued Certificate of Occupancy process does not supersede or qualify as a home buyers or structural inspection. Township of Ocean is not responsible for any issues prior, during and after an inspection. Our inspectors are not contractors or engineers and all issues found at a property are at the discretion of the inspector. If deemed necessary, a contractor of a specialty trade may be needed to resolve certain issues and permits may be needed. It is illegal to do work without a permit. Additions, basements, renovations, decks, etc. are illegal without permits.
- All inspections meet the standard of the adopted current International Property Maintenance Code
- Photographs may be taken of your property and its contents during the inspection.
- All structures on the property are subject to inspection.

It is advised that all structures be inspected by a licensed contractor or have a licensed home inspection performed prior to moving/occupying the residence. If applicable, this inspection should include the following but not limited to the heating unit, fireplace and chimney, GFCI's, and well and septic systems.

**Any issues or concerns are to be directed to (732) 531-5000 Extension 3392**



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399 Monmouth Road

Oakhurst, New Jersey 07755

Office: 732-531-5000 Ext 3392 – [oceancode@oceantwp.org](mailto:oceancode@oceantwp.org)

## Application for Continued Certificate of Occupancy (Non UCC)

Block \_\_\_\_\_ Lot \_\_\_\_\_ Qualifier \_\_\_\_\_

Inspection Date \_\_\_\_\_

Check # \_\_\_\_\_

Date \_\_\_\_\_ Bedrooms \_\_\_\_\_

Amount Paid \_\_\_\_\_

This application is for inspection approval and issuance of a Certificate of Continued Occupancy (Non UCC) for the following structure as provided by Township Ordinance Chapter § 7-3.3. \*Must be filled out upon submission. Additional information will be required prior to Certificate of Occupancy being awarded.

\*Structure Address: \_\_\_\_\_ E-mail \_\_\_\_\_

\*City water \_\_\_\_\_ City Sewer \_\_\_\_\_ Well water \_\_\_\_\_ Septic \_\_\_\_\_ (MCHD Inspection required)

\*Name of Present Owner: \_\_\_\_\_

\*Corp. Name \_\_\_\_\_ \*Principal of Corp. \_\_\_\_\_

\*Owner's Personal Address: \_\_\_\_\_

\*Phone Number: \_\_\_\_\_ \*Work or Cell Number: \_\_\_\_\_

Name of Primary Tenant: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Current Address: \_\_\_\_\_ Email: \_\_\_\_\_

Name: \_\_\_\_\_ Current Address: \_\_\_\_\_

Name: \_\_\_\_\_ Current Address: \_\_\_\_\_

Name: \_\_\_\_\_ Current Address: \_\_\_\_\_

### Motor vehicle information for each vehicle that will be domiciled at the premises

License Plate#	Driver's Name	Vehicle Owner
License Plate#	Driver's Name	Vehicle Owner
License Plate#	Driver's Name	Vehicle Owner

By signing below you understand the following: Photos may be taken during the inspection. The Township advises all structures be inspected by a licensed contractor, or have a licensed home inspection performed prior to occupying the residence. If applicable, this inspection should include the following but not limited to the heating unit, fireplace and chimney, GFCI's, and well and septic systems.

Name of Agent: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Signature of Landlord: \_\_\_\_\_



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Office: 732-531-5000 Ext 3392 – [oceancode@oceantwp.org](mailto:oceancode@oceantwp.org)

Print Name: \_\_\_\_\_

## HOME IMPROVEMENT FORM

The information listed below must be submitted as part of your CCO application. This form must be filled out in its entirety by the homeowner. No letter of authorization will be accepted in lieu of.

Address: \_\_\_\_\_

Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Qual: \_\_\_\_\_

Whether you made any of these improvements to your home or they were in place when you purchased your home, please answer YES or NO if you home had any of the following.

		Zoning Approval
Flat Patio(s)/Walk(s)	YES: _____ NO: _____	_____
Sport Courts	YES: _____ NO: _____	_____
Shed (200 sq. ft. or less)	YES: _____ NO: _____	_____
Fences	YES: _____ NO: _____	_____
Driveway Modifications	YES: _____ NO: _____	_____
Any variances granted at this property	YES: _____ NO: _____	_____

If Yes, Explain: \_\_\_\_\_

		Permit Number
Swimming Pool	YES: _____ NO: _____	_____
Finished Basement	YES: _____ NO: _____	_____
Finished 3 <sup>rd</sup> Floor/Attic	YES: _____ NO: _____	_____
Addition	YES: _____ NO: _____	_____
Shed (Over 200 sq. ft.)	YES: _____ NO: _____	_____
Deck	YES: _____ NO: _____	_____
Gazebo/Pavilion/Pergola	YES: _____ NO: _____	_____
Stanchions	YES: _____ NO: _____	_____
Hot Tubs	YES: _____ NO: _____	_____

I do hereby certify to the best of my knowledge that the foregoing statements made by me are true.

Homeowner Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_



# TOWNSHIP OF OCEAN

399 Monmouth Road  
Oakhurst, New Jersey 07755  
732-531-5000 ext. 3392

## HVAC FURNACE/HEATING SYSTEM INSPECTION FORM

Block: \_\_\_\_\_ Lot: \_\_\_\_\_

Property Address: \_\_\_\_\_

### Property Owner's Information:

Name: \_\_\_\_\_ Phone#: \_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_

### Heating Specialist's Information: (Must be licensed by the state of New Jersey)

Company Name: \_\_\_\_\_ Phone#: \_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_

License#: \_\_\_\_\_

Inspector's Name: \_\_\_\_\_

Type of System: Forced Hot Air [ ] Hot Water Baseboard [ ] Mini Split [ ]

Type of Fuel: Oil [ ] Natural Gas [ ] Propane Gas [ ] Electric [ ]

CHECKLIST ITEM	ACCEPTABLE	UNACCEPTABLE
1. Inspect condition of flue pipe into chimney (If Ultra Vent, check for cracks)		
2. Inspect PVC Venting on high efficiency furnaces for loose fittings and or water leaks		
3. Inspect draft hood on natural draft furnaces for holes		
4. Inspect heat exchanger for cracks and holes		
5. Check heat exchanger for carbon		
6. Check draft on natural vent chimneys		
7. Check C/O reading at draft hood and in front of furnace READING # _____		
8. Check C/O reading at supply register in living area of house READING # _____		
9. Check normal cycling		
10. Verify all rooms air temperature maintained at minimum 68 degrees		

THIS FORM MUST BE SUBMITTED WITH THE CO (Non UCC) APPLICATION

\_\_\_\_\_  
Signature of Heating Specialist

\_\_\_\_\_  
Date



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### Continued Certificate of Occupancy Courtesy Checklist

#### Exterior of the Structure

1. Any peeling paint, missing siding, or structural deterioration must be repaired/replaced
2. All gutters and leaders must be connected, free from debris, and painted the same color as the house/trim
3. All doors, windows, skylights, and screens must operate as manufactured, and be free of holes/breaks.
4. House number must be at least 4' in height and clearly visible from the street.
5. Accumulation of trash or debris must be properly disposed of per Township Ordinance.
6. Garbage and recycling containers provided by the Township of Ocean must be located at the property.
7. Any grass or obnoxious growth must be maintained per the Township Ordinance of less than 10" in height
8. Stairways, decks, porches, and balconies. Shall be maintained in good repair. Handrails required on all stairs having four risers or if open portion exceeds 30" in height.
9. Pool Enclosures. Private swimming pools, hot tubs and spas, containing water more than 24 inches in depth shall be completely surrounded by a fence or barrier not less than 48 inches in height above the finished grade. All gates in such barriers shall be self-closing and self-latching.
10. All accessory structures on the property, decks, and patios, and must be in a conforming location. Permits may be required if not done so prior to installation.
11. Driveways and interior sidewalks must be in good repair
12. Cracked sidewalks and public access including along the street are the responsibility of the property owner and must be repaired/maintained according to the Municipal Engineer's requirements

#### Interior of the Structure

1. All flights of stairs having more than four risers, or more than 30" in height shall have a handrails.
2. All plumbing fixtures must be in good working condition.
3. Any bathrooms without a window must have an exhaust fan that leads to the exterior.
4. No visible holes or cracks in walls, floors, ceilings, doors, or windows.
5. Evidence of leaks or standing water in basement must be repaired/remediated.
6. All outlets and light switches must have proper covers
7. GFCI protected outlets are required for All outlets within 6' of water including laundry areas, and exterior of dwelling
8. Infestation. Structures shall be kept free from insect and rodent infestation.
9. Means of egress doors shall be readily openable without the need for keys, special knowledge or effort. Only thumb lock deadbolts are permitted.
10. All bedrooms and closets must have doors – No keyed locks on bedroom doors
11. All cooktops/burners must operate as manufactured – gas burners must not be lit using a lighter or match.
12. Automatic Garage door openers must plug directly into a designated outlet. The use of EXTENSION CORDS are NOT Permitted.
13. Any safety or sanitary condition will be noted, and may require a re-inspection





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### ADDITIONAL INFORMATION:

1. The following will require third party inspection report submitted to housing office for review prior to issuance of certificate: Smoke certification (performed by your fire district), Septic/Well (performed by Monmouth County Health Department), HVAC/Heating System (performed by a NJ licensed Heating contractor), Level 1 Fireplace/Chimney inspection (performed by a licensed chimney sweep company – Note: The fireplace/chimney inspection report/form is provided by your chimney sweep company)
2. All utilities must be operating at the time of the inspection...NO EXCEPTIONS otherwise you will be charged an additional \$75.00 fee
3. If the water source is from a well, a report from a certified lab is required. Water must meet the standards set forth by the State of New Jersey Department of Environmental Protection.
4. Before a Certificate of Occupancy is issued, a review for open permits on the premises will be conducted. The pursuit to close out permits are the responsibility of the property owner.
5. Unless paperwork can be provided, garage apartments or 2-family houses are illegal and finished 3<sup>rd</sup> floor/attics won't pass CO inspection.
6. By the issuance of the Certificate of Occupancy, neither the Township of Ocean nor any of its employees or offices assumes any liability, neither expressed nor implied in connections therewith.

\*The Township of Ocean is not responsible for any issues prior, during and after an inspection. Our inspectors are not contractors or engineers and all issues found at a property are at the discretion of the inspector. If deemed necessary, a contractor of a specialty trade may be needed to resolve certain issues and permits may be needed. The above violations meet the standards of the adopted current International Property Maintenance Code



# Township of Ocean

Monmouth County

399 Monmouth Road  
Oakhurst NJ 07755-1589

Office of the Code Enforcement  
Housing, & Clean Communities  
732-531-5000 ext. 3378

## Landlord Form

Date \_\_\_\_\_

Owner: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Rental Address : \_\_\_\_\_

Email Address: \_\_\_\_\_

Block: \_\_\_\_\_ Lot: \_\_\_\_\_

Dear \_\_\_\_\_:

As the owner of the above captioned property that is currently registered as a rental property in the Township of Ocean, We feel it is important you are aware of several specific regulations of the Township of Ocean.

The following are Housing and Code Enforcement Violations that are listed under the Revised General Ordinances for the Township of Ocean.

**Suspected Excessive Occupancy or Illegal Occupancy. RGO: Chapter 7 Sect. 2.2** Provides that no owner shall occupy or lease any dwelling unit or part thereof without Certificate of Occupancy. Property is in compliance with all Ordinances of the Township and fit for human habitation. The Certificate of Occupancy so issued shall apply to the tenant(s) for which it is issued

**Property Maintenance. RGO: Chapter 3 Sect. 8.** Provides that all properties must remain free from Trash, Debris, Grass over 10 inches and obnoxious growths.

**Garbage, Trash Can & Recycling. RGO: Chapter 10 Sect 3, 5 & 6.** Provides that garbage cannot be mixed with recyclables or trash. Containers must be kept in such place or places so as not to become a nuisance to the occupant of any building. Comply with mandatory recycling program.

**Landlord Registration. RGO: 7-3.11.** All landlords will register or renew landlord annually the Landlord Registration and maintain all information is correct.

**Inoperable Vehicles: LDO Sect. 21-21d.** Outside storage of inoperable vehicle or vehicles not currently registered, licensed, insured or being used for transportation shall not be permitted.

**Commercial Vehicle Residential Zone: LDO Sect. 21-21e.** Any individually registered commercial vehicle >22' in length. > 10' height or 18, 000lbs in weight, is prohibited from standing or parking in a residential zone, except making a delivery.

**Roadside Signs: LDO Sect. 21-44** It shall be unlawful for any person to erect or display any advertising sign or structure as defined in the sign ordinance without first obtaining a sign permit.

**Parking Front Yards off Driveway: LDO Sect. 21-45.12a** No parking is permitted in either the required front yard or the actual front yard between the residence and the street unless on a driveway. Note: Any yard facing the street is a "front yard", e.g., a corner lot has two front yards.

**Obstruction to Vision: LDO Sect. 21-48.2** No obstruction to the vision shall be permitted, within the required sight triangle, at the intersection of two or more streets.

**Fence Maintenance: LDO Sect. 21-48.5** Fences and walls shall be maintained in a safe, sound, upright aesthetically pleasing manner.

Please be advised that this letter serves as the notice of these regulations. Each of your tenants will be similarly notified of the above listed regulations. Should there be subsequent violations; a summons to Municipal Court shall be issued to both you and each or your tenants.

If you have any questions or should require additional information, please feel free to contact me.

Respectfully,

***Code Enforcement  
Housing Administrator***

I acknowledge that I have received a duplicate copy of the foregoing regulations of the Township of Ocean

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

Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_





## Township of Ocean

Monmouth County

399 Monmouth Road  
Oakhurst NJ 07755-1589

Office of the Code Enforcement  
Housing, & Clean Communities  
732-531-5000 ext. 3378

### **Tenant Form**

Date \_\_\_\_\_

Tenant: \_\_\_\_\_

Rental Address : \_\_\_\_\_

Email Address: \_\_\_\_\_

Block: \_\_\_\_\_ Lot: \_\_\_\_\_

Dear \_\_\_\_\_ :

As the tenant of the above captioned property that is currently registered as a rental property in the Township of Ocean, we feel it is important you are aware of several specific regulations of the Township of Ocean.

The following are Housing and Code Enforcement Violations that are listed under the Revised General Ordinances for the Township of Ocean.

**Suspected Excessive Occupancy or Illegal Occupancy. RGO: Chapter 7 Sect. 2.2** Provides that no owner shall occupy or lease any dwelling unit or part thereof without Certificate of Occupancy. Property is in compliance with all Ordinances of the Township and fit for human habitation. The Certificate of Occupancy so issued shall apply to the tenant(s) for which it is issued

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**Fence Maintenance: LDO Sect. 21-48.5** Fences and walls shall be maintained in a safe, sound, upright aesthetically pleasing manner.

Please be advised that this letter serves as the notice of these regulations. Your landlord was similarly notified of the above listed regulations. Should there be subsequent violations; a summons to Municipal Court shall be issued to both you and your landlord.

If you have any questions or should require additional information, please feel free to contact me.

Respectfully,

***Code Enforcement  
Housing Administrator***

I acknowledge that I have received a duplicate copy of the foregoing regulations of the Township of Ocean

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

Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_



BUREAU OF FIRE PREVENTION  
TOWNSHIP OF OCEAN  
FIRE DISTRICT #1  
OFFICE - 732-222-2624

**APPLICATION FOR SMOKE DETECTOR, CARBON MONOXIDE ALARM,  
AND FIRE EXTINGUISHER COMPLIANCE**

Date of Application: \_\_\_\_\_ Date of Occupancy Change: \_\_\_\_\_

Address of Inspection: \_\_\_\_\_ Apt # \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_

Type of Inspection: Resale / Rental Number of Bedrooms: \_\_\_\_\_ Number of Occupants: \_\_\_\_\_

Present Owner: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip Code: \_\_\_\_\_

Telephone: \_\_\_\_\_

**\*\*EMAIL REQUIRED:** \_\_\_\_\_

Buyer / Renter Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip Code: \_\_\_\_\_

Telephone: \_\_\_\_\_

**\*\*EMAIL REQUIRED:** \_\_\_\_\_

.... List additional occupants on rear of application ....

Agents Name: \_\_\_\_\_ Telephone: \_\_\_\_\_

Firm: \_\_\_\_\_ **\*\*EMAIL:** \_\_\_\_\_

**\*\*REQUIRED**

**\*\*Applicants Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**\*\* INSPECTION CERTIFICATIONS WILL BE EMAILED AS OF JANUARY 1, 2023 – PROVIDED EMAIL BELOW\*\***

An owner who sells, leases, rents, or otherwise permits to be occupied for residential purposes must obtain a Smoke Detector/Carbon Monoxide Alarm/Fire Extinguisher Inspection or be subject to a \$500.00 fine as per N.J.A.C. 52:27D-198.3

*For Office Use Only*

Fee: \_\_\_\_\_ Date of Inspection: \_\_\_\_\_ Log #: \_\_\_\_\_

Inspectors Name: \_\_\_\_\_

Fire Marshal: \_\_\_\_\_

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

Buyer / Renter Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip Code: \_\_\_\_\_

Telephone: \_\_\_\_\_

Buyer / Renter Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip Code: \_\_\_\_\_

Telephone: \_\_\_\_\_

Buyer / Renter Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip Code: \_\_\_\_\_

Telephone: \_\_\_\_\_

Buyer / Renter Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip Code: \_\_\_\_\_

Telephone: \_\_\_\_\_

The detectors required below shall be located and maintained in accordance with NFPA 72. The detectors are not required to be interconnected. Battery powered detectors are acceptable but Shall have a 10 YEAR SEALED BATTERY and be in accordance with N.J.A.C 5-70-4.19(c). NOTE: Homes constructed after January 1977 provided with AC powered and/or interconnected detectors shall be maintained in working order.

- ☐ On each level of the dwelling, including basements: excluding attic or crawl spaces: and
- ☐ Outside each separate sleeping area: and
- ☐ Carbon Monoxide Detector installed within the vicinity of each sleeping area.  
N.J.A.C 5-70-4.19(d)
- ☐ All Smoke and Carbon Monoxide Detectors are in working order.
- ☐ Min 2A:10BC Fire Extinguisher required to be mounted within 10 feet of the kitchen

**FEE:** \$45.00 – Received more than 10 business days prior to the change of occupancy  
\$90.00 – Received 4 to 10 business days prior to the change of occupancy  
\$161.00 – Received fewer than 4 business days prior to the change of occupancy

**\* A \$20.00 Re-inspection fee will be required for any failure of an inspection\***

# Bureau of Fire Prevention

## Township of Ocean

Twp. of Ocean Fire Dist. # 2  
2001 Sunset Avenue  
Ocean, NJ 07712  
Phone: 732-988-0880  
Fax: 732-988-6698

### APPLICATION FOR SMOKE DETECTOR, CARBON MONOXIDE ALARM, AND FIRE EXTINGUISHER COMPLIANCE

Date of Application: \_\_\_\_\_ Date of Occupancy Change: \_\_\_\_\_

Address of Inspection: \_\_\_\_\_ Apt # \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_

Type of Inspection: Resale / Rental Number of Bedrooms: \_\_\_\_\_ Number of Occupants: \_\_\_\_\_

Present Owner: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip Code: \_\_\_\_\_

Telephone: \_\_\_\_\_

Buyer / Renter Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip Code: \_\_\_\_\_

Telephone: \_\_\_\_\_

.... List additional occupants on rear of application ....

Agents Name: \_\_\_\_\_ Telephone: \_\_\_\_\_

Firm: \_\_\_\_\_

Applicants Signature: \_\_\_\_\_ Date: \_\_\_\_\_

An owner who sells, leases, rents, or otherwise permits to be occupied for residential purposes must obtain a  
Smoke Detector/Carbon Monoxide Alarm/Fire Extinguisher Inspection or be subject to a \$500.00 fine as per  
N.J.A.C. 52:27D-198.3

Call Appropriate Fire District # For Appointment

For Office Use Only

Fee: \_\_\_\_\_ Date of Inspection: \_\_\_\_\_ Log # \_\_\_\_\_

Inspectors Name: \_\_\_\_\_ Fire Marshal: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer / Renter Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip Code: \_\_\_\_\_

Telephone: \_\_\_\_\_

Buyer / Renter Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip Code: \_\_\_\_\_

Telephone: \_\_\_\_\_

Buyer / Renter Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip Code: \_\_\_\_\_

Telephone: \_\_\_\_\_

Buyer / Renter Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip Code: \_\_\_\_\_

Telephone: \_\_\_\_\_

The detectors required below shall be located and maintained in accordance with NFPA 72. The detectors are not required to be interconnected. Battery powered detectors are acceptable but shall have a 10 YEAR SEALED BATTERY and be in accordance with N.J.A.C 5-70-4.19(c). NOTE: Homes constructed after January 1977 provided with AC powered and/or interconnected detectors shall be maintained in working order.

☐ On each level of the dwelling, including basements; excluding attic or crawl spaces; and

☐ Outside each separate sleeping area; and

☐ Carbon Monoxide Detector installed within the vicinity of each sleeping area.  
N.J.A.C 5-70-4.19(d)

☐ All Smoke and Carbon Monoxide Detectors are in working order.

☐ Min 2A:10BC Fire Extinguisher required to be mounted within 10 feet of the kitchen

FEE: \$45.00 – Received more than 10 business days prior to the change of occupancy  
\$90.00 – Received 4 to 10 business days prior to the change of occupancy  
\$161.00 – Received fewer than 4 business days prior to the change of occupancy

\* A \$20.00 Re-inspection fee will be required for any failure of an inspection\*

Make Checks Payable to: Township of Ocean Fire District No. 1



# **Township of Ocean**

Monmouth County

399 Monmouth Road  
Oakhurst NJ 07755-1589



This is a courtesy notice referencing the Township of Ocean Snow Removal ordinance. It's necessary for you to comply with the following recommendations in order to fulfill the requirements of the Revised General Ordinance (RGO), Land Development Ordinance (LDO) and the Building Officials and Code Administrators Property Maintenance Code (BOCA PM)

## **§ 3-10 REMOVAL OF SNOW AND ICE**

### **§ 3-10.1 Land Abutting Public Streets**

Each owner, tenant or person in possession of any land abutting upon any public street or highway in the Township, shall clear and remove all snow and ice from the abutting sidewalk of concrete, cursed stone or cinder within 12 hours of daylight after the snow has fallen or formed thereon.

### **§ 3-10.2 Single and Multiple Dwelling Properties (Amended 1-10-2019 by Ord. No. 2314)**

Each owner in the Township of a single and/or multiple-dwelling property on which are constructed any private streets, highways, lanes, alleys or other roadways open to the public in the Township shall clear and remove all snowfall six inches or less in depth and ice be formed thereon. When the accumulations exceed six inches, snow and ice must be removed within 72 hours unless the Township Manager or his/her designee determines it to be a special hazard.

Code Enforcement Administration