

Borough of Englewood Cliffs
Building Department
482 Hudson Terrace Englewood Cliffs, NJ 07632
201-568-9262

Application for Certificate of Continued Occupancy Rental

Property Address: _____
Block: _____ Lot: _____ Year Built: _____ Owner Occupied Y or N

Owner Name: _____
Owner Address: _____
Owner Home Phone: _____ Cell Phone: _____
Owner Email: _____

Rented To: _____
Phone: _____ Cell Phone: _____
Email: _____

Real Estate Company: _____
Agent Name: _____
Business Address: _____

Agent Business Phone: _____ Cell Phone: _____
Agent Email: _____

Requirements:

1. **Submit check payable to the Borough of Englewood Cliffs for \$85.00. Inspections that fail are subject to an additional re-inspection fee of \$125.00.**
2. **Request for a CCO received fewer than 4 business days prior to the closing a \$150.00 expedited fee will be charged.**
3. **Copy of completed full lease agreement regard to the rental, lease sublease, or sublet must be submitted at time of application.**
4. **Submit name and telephone number of the contact person responsible for meeting the inspector.**
5. **No one is permitted to occupy the premises prior to approval from Fire Inspector.**
6. **Smoke Detectors and Carbon Monoxide Detectors shall be tested and in working order at the time of inspection. Signed affidavit shall be submitted prior to issuance of certificate.**
7. **Lead Safety Testing must be performed and Lead Safety Certification must be attached**
8. **All homes must have a minimum size 10 type ABC fire extinguisher within 10 feet of the kitchen.**
9. **Where applicable; Unit doors that open to a corridor shall be self closing and self latching.**
10. **No Certificate of Continued Occupancy will be issued prior to closing without closing of all building permits, paying of all taxes, penalties, and or fees due to the Borough of Englewood Cliffs.**

I have read the requirements and completed all forms properly for obtaining a Continued Certificate of Occupancy and fully understand and agree to comply with all requirements.

Signature of Applicant

Telephone Number

Printed Name of Applicant

Borough of Englewood Cliffs
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P-201-568-9262 F-201-227-7775

PROPERTY MAINTENANCE CODE SECTION 10-7.2e

When you sell your home, your application for Continued Certificate of Occupancy should be made at least **two weeks** prior to your closings. Please be advised that complaint with our Property Maintenance Code Section 10-7.2e, "no Certificate of Occupancy shall be issued for any building unless it complies with the provisions of the ordinance" regarding address:

A house or building number shall be:

1. In Arabic numerals or letters.
2. A minimum height of three inches unless the house or building is more than 50ft from the curb, then the letters must be six inches and clearly visible from the street of which the property fronts without obstructions.
3. Of a contrasting color to the background and arranged so as to be clearly visible day and night.
4. If the house or building is set back from the street in a location that the provisions of the ordinance cannot be complied with, then the owner/occupant must provide a post, rod or other type of fixture with the number affixed thereon conspicuously and visible from the street on which the property fronts.

Our community, keeping with safety and high standards, appreciates your cooperation.

If there are any questions or to acquire a copy of the Property Maintenance Ordinance, you may contact this department at the above number Monday through Friday between 9am – 4pm.



BOROUGH OF ENGLEWOOD CLIFFS

482 HUDSON TERRACE, ENGLEWOOD CLIFFS, NJ. 07632
201-568-9262

CONSTRUCTION OFFICIAL



Date: _____

Owner Name: _____

Owner Address: _____

Owner Phone # _____

Rental Property Address: _____

I _____ owner of _____

Englewood Cliffs understand that the rental of this home must be no less than six months as per the Borough's Ordinance and that the Borough does not allow any type of Air B&B rentals. Violation of any part of the Borough's ordinance, the property owner will be issued a violation that they would have to abate.

Owner:

Tenant:

Notary Signature & Seal

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Property Owner Name: _____

Tenant Full Name _____

Number of people living in home _____
 (please include all children, family members, housekeeping staff, etc.)

List names of all living in home, including ages of children.

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

**ABOSLUTELY NO ROOM RENTALS PERMITTED ALL RENTAL LEASE AGREEMENTS
 MUST BE A MINIMUM OF 6 MONTHS AND FILED WITH THE BOROUGH. AT EXPERATION
 OF LEASE A NEW LEASE MUST BE ISSUED AND SUBMITTED TO THE BOROUGH. AS
 PER BOROUGH ORDINANCE NO MONTH TO MONTH AGRREMENT IS PERMITTED.**

Number & Location Per Floor

	Basement	First Floor	Second Floor	Third Floor
Kitchen	()	()	()	()
Bathrooms	()	()	()	()
Bedrooms	()	()	()	()

The above named (owner) does hereby attest that all answers given in this application are true and that any change of use or tenant will be reported immediately so records will be current,

Owner Signature _____
 Date _____

Sworn to and subscribed before me this _____ day of _____, _____
 Notary Public Signature _____
 Seal and Stamp _____

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SUMP PUMP/STORM DRAINS

I, _____ of full age, being duly sworn according to law propose and say:

1. I am one of the property owners of premises situated at _____
2. I have been advised by the Construction Official of the Borough of Englewood Cliffs, that it is illegal to have any sump pumps, storm drains or any other devises connected to the sewer line.
3. I hereby affirm there are no such connections to my knowledge on said premises.

Owner/Agent

Sworn to and subscribed before me

_____ Day of _____, _____

Notary Public of the State of New Jersey

Borough of Englewood Cliffs
Building Department
482 Hudson Terrace Englewood Cliffs, NJ 07632
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SMOKE/CO-DETECTORS/AFFIDAVIT

Property Address: _____
Year Built: _____

Please Check One:

Owner: _____ Tenant: _____
NJ Licensed Electrician: _____ Company or Individual Name: _____
License No: _____ Signature: _____

I, _____ hereby certify that at the above referenced location, of which I am the owner, tenant, or NJ licensed electrician. That the following items have been installed, maintained and checked for proper operation in accordance with N.J.A.C. 5:70-2.3, N.J.A.C. 5:70-4.19, N.J.A.C. 5:70-3.907.21, N.J.A.C. 5:70-3, 703.23, and NFPA 72(2002).

1. SMOKE DETECTORS SHALL BE LOCATED:

- a. If constructed prior to 1977 on each level of dwelling and within 10 feet of sleeping areas. (Detectors may be battery powered) *
- b. If constructed between 1977 and 8/5/84 on each level and within 10 feet of all sleeping areas. (Detectors must be 110V no battery back-up or interconnection required) *
- c. If constructed between 8/6/84 and 9/4/91 on each level of dwelling, and within 10 feet outside of sleeping rooms. (Detectors must be 110V interconnected required, battery back not required) *
- d. If constructed after 9/5/91 on each level of dwelling, inside of each sleeping room, and within 10 feet outside of sleeping rooms. (Detectors must be 110V interconnected and battery backup required.)
- e. Batteries in all smoke detectors shall be tested once a month and changed once a year to ensure proper operation.

NOTE: All Smoke Detectors with a manufacture date greater than 10 years must be replaced. _____ Detector Date of Manufacture (located on back of detector)

2. CARBON MONOXIDE DETECTORS SHALL BE LOCATED:

- a. Within 10 feet of all sleeping areas.

NOTE: All Carbon Monoxide Detectors with a manufacture date greater than 5 years must be replaced. _____ Detector Date of Manufacture (located on back of detector)

Signature of Person Completing Affidavit Print Name

Title Date

***HOMES WITH EXISTING LOW VOLTAGE ALARM/SMOKE DETECTION MUST BE IN OPERATING ORDER.**

WHERE TO LOCATE DETECTORS:

Detectors are to be located on every level of a residence, (basement, first floor, second floor) excluding crawl spaces and unfinished attics, and in every separate sleeping area, between sleeping areas and living areas such as the kitchen, garage, basement or utility room. In homes with only one sleeping area on one floor, a detector is to be placed in the hallway outside the bedrooms as shown in Figure 1. In single floor homes with two separate sleeping areas, two detectors are required, outside each sleeping area as shown in Figure 2. In multi-level homes, detectors are to be located outside sleeping areas and at every finished level of the home as shown in Figure 3. Basement level detectors are to be located in close proximity to the bottom of basement stairwells as shown in Figure 4.

WHERE NOT TO LOCATE DETECTORS:

To avoid false alarms and/or improper operation, avoid installation of smoke detectors in the following areas:

- Kitchens-smoke from cooking may cause a nuisance alarm.
- Bathrooms-excessive steam from a shower may cause a nuisance alarm.
- Near forced air ducts-used for heating or air conditioning-air movement may prevent smoke from reaching detector.
- Near furnaces of any type-air and dust movement and normal combustion products may cause a nuisance alarm.
- The 4 inch "Dead Air" space where the ceiling meets the wall, as shown in Figure 5.
- The peak of an "A" frame type of ceiling-"Dead Air" at the top may prevent smoke from reaching detector.

FURTHER INFORMATION ON DETECTOR PLACEMENT:

For further information about smoke detector placement consult the National Protection Association's Standard No. 74-1984, titled "Household Fire Warning Equipment." For Carbon monoxide alarms, their publication is Recommended Practice #720. These publications may be obtained by writing to the Publication Sales Department, National Fire Protection Association, Batterymarch Park, Quincy, MA. 02269.

CARBON MONOXIDE ALARMS are to be located in every separate sleeping area per NFPA 720 and manufacturer's recommendations.

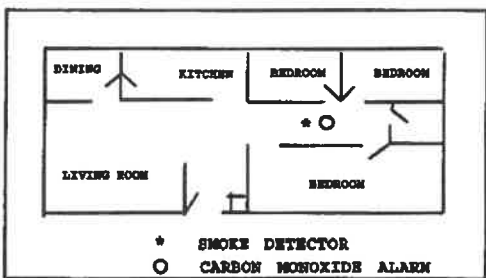


Figure 1

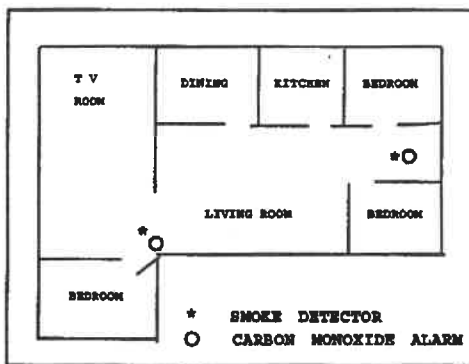


Figure 2

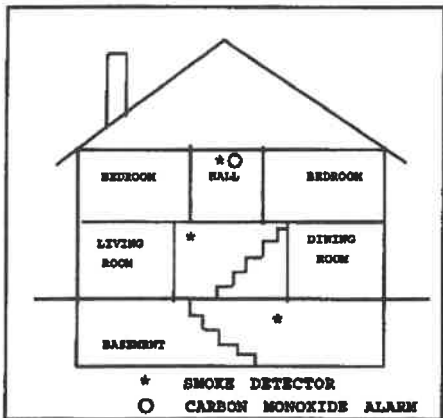


Figure 3

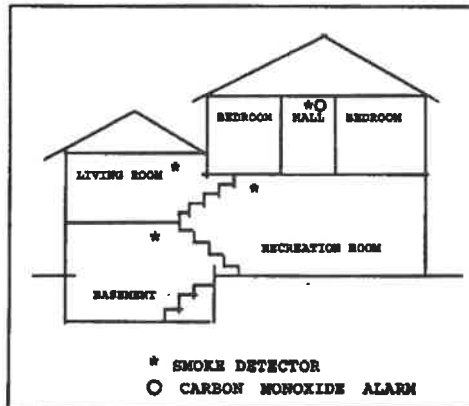


Figure 4

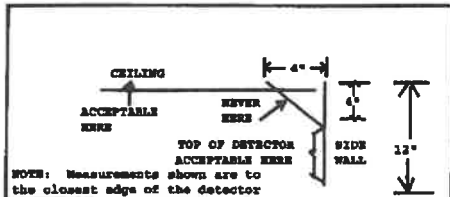


Figure 5

Borough of Englewood Cliffs
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IMPORTANT NOTICE EFFECTIVE IMMEDIATELY

To: All Residential Continued Certificate of Occupancy Applicants

Effective immediately in accordance with N.J.A.C. 5:70-3.907.21 and NFPA 72(2002) no CCO will be issued to properties that have 110V Smoke and or Carbon Monoxide detection without a written report submitted from a New Jersey Licensed Electrician or certified alarm company. This report must be including the following:

1. All detectors must be cleaned and tested for proper operation.
2. All detectors must have battery back-up with batteries changed at time of report.
3. All smoke detectors with a manufacture date greater than 10 years of age must be replaced.
4. All carbon monoxide detectors with a manufacture date greater than 5 years of age must be replaced.

Effective immediately in accordance with N.J.A.C. 5:70-3.907.21 and NFPA 72(2002) no CCO will be issued to properties that have battery operated smoke and carbon monoxide detectors without an affidavit signed by the renter and or seller certifying the following:

1. All detectors must be cleaned and tested for proper operation.
2. All detectors must have their batteries changed at the time of inspection.
3. All smoke detectors with a manufacture date greater than 10 years of age must be replaced.
4. All carbon monoxide detectors with a manufacture date greater than 5 years of age must be replaced.

Residential properties built prior to 1977 are required to have battery powered detection only. Smoke detectors shall be installed on each level of the structure, and within 10 feet of all sleeping rooms.

Residential properties built between 1977 and 8/5/84 are required to have 110V smoke detection. Detectors shall be located on each level of the structure, and within 10 feet of all sleeping rooms. (No interconnection or battery back-up required).

Residential properties built between 8/6/84 and 9/4/91 are required to have 110V smoke detection. Detectors shall be located on each level of the structure, within 10 feet of all sleeping rooms, and all detectors shall be interconnected. (Battery back-up not required).

Residential properties built after 9/4/91 are required to have 110V smoke detection. Detectors shall be located on each level of the structure, inside of all sleeping rooms, outside within 10 feet of all sleeping rooms, and shall be interconnected and have battery back.

All residential structures shall have carbon monoxide detectors installed within 10 feet of all sleeping rooms. Carbon monoxide detectors may be powered by battery or electric.

HOMES WITH EXISITNG LOW VOLTAGE ALARM/SMOKE DETECTION MUST BE IN OPERATING ORDER.

**Department of Community Affairs
Memorandum**

To: Construction Officials

From: William M. Connolly
Director Division of Codes and Standards

Date: April 4, 2003

Subject: Carbon Monoxide Alarms in One/Two Family Dwellings

**CARBON MONOXIDE (CO) ALARMS
SHALL BE INSTALLED WITHIN 10 FEET
OF ALL SLEEPING AREAS.**

The Notice of Adoption of the requirement for the installation of carbon monoxide (CO) alarms in one- and two-family dwellings will appear in the April 7, 2003, issue of the New Jersey Register. Please be advised that the six-month grace period does not apply to this rule because the requirement for the installation of a CO alarm has no impact on the design of a home and may be addressed as an inspection item. CO alarms are required in one- and two-family dwellings effective immediately.

If you have any questions regarding the requirement for CO alarms, please call the Code Assistance Unit at 609-984-7609.

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LEAD-BASED PAINT INSPECTION REQUIREMENTS

Property Address: _____

Year Built: _____

I, _____, hereby certify that at the above referenced location, of which I am the owner. That the following item(s) have been obtained, certified, and attached in accordance with N.J.A.C. 5:28A-3.1.

§ 5:28A-3.1 Owner Responsibility

(a) The owner of a dwelling that is subject to this chapter shall provide to the tenant and to the municipality evidence of a valid lead-safe certification obtained pursuant to this chapter at the time of tenant turnover. The owner shall also affix a copy of any such certification as an exhibit to the tenant's lease.

(b) The owner of a multiple dwelling that is subject to this chapter shall provide evidence of a valid lead safe certification obtained pursuant to this chapter, as well as evidence of the most recent tenant turnover, at the time of any cyclical inspection performed pursuant to the Hotel and Multiple Dwelling Law, N.J.S.A. 55:13A-1 et seq.

(c) The owner of a dwelling that is subject to this chapter shall maintain a record of the lead-safe certification, which shall include the name, or names of a unit's tenants, if the inspection was conducted during a period of tenancy.

(d) The owner of any dwelling subject to this chapter shall inform the municipality of all tenant turnover activity to ensure any required inspection may be scheduled.

(e) The owner of a dwelling shall provide a copy of this chapter, and any lead-safe certifications issued pursuant thereto, along with the accompanying guidance document, Lead-Based Paint in Rental Dwellings, to any prospective owners of the dwelling during a real estate transaction, settlement, or closing.

NOTE: LEAD-SAFE CERTIFICATION MUST BE ATTACHED AND SUBMITTED

*Lead-safe certificates are valid for two years from the date of issuance.

Signature of Person Completing Affidavit

Print Name

Title

Date

All single-family, two-family, and multiple rental dwellings must be inspected. The following dwellings are exempt:

- Dwellings that were constructed during or after 1978.
- Dwellings that have been certified to be free of lead-based paint pursuant to N.J.A.C. 5:17-3.6(b).

**LIST OF CERTIFIED LEAD EVALUATION CONTRACTORS
(PURSUANT TO N.J.A.C. 5:17)**

Updated AUGUST 1, 2023

COMPANY NAME	CITY	STATE	ZIP	CONTACT	PHONE	CERT #	SPECIALTY 1	SPECIALTY 2	SPECIALTY 3
A & B LEADMASTERS, LLC.	LAKEWOOD	NJ	08701	GERSHON KAUFMAN	(732) 901-0222	429	RESIDENTIAL	PUBLIC BLDG	SPECIALTY 3
A. MOLLY COMPANY	FAIRFIELD	NJ	07004	DAVID SCHLOSSER	(862) 702-3311	271	RESIDENTIAL	PUBLIC BLDG	
A. PAUL CONTRACTING CORP.	HILLSIDE	NJ	07205	LOUIS A. PAUL	(973) 705-9555	719	RESIDENTIAL	PUBLIC BLDG	COMM/SS
AAA LEAD PROFESSIONALS	LAKEWOOD	NJ	08701	JOSEPH PERLSTEIN	(732) 668-9078	490	RESIDENTIAL	PUBLIC BLDG	COMM/SS
AAA LEAD, ASBESTOS & MOLD	NORTH BRUNSWICK	NJ	08902	MATTHEW A. SCHROEDER	(732) 882-5741	409	RESIDENTIAL	PUBLIC BLDG	
A-ARCALENZ, LLC.	WEST ORANGE	NJ	07052	LEONARD DURU	(862) 224-2356	721	RESIDENTIAL	PUBLIC BLDG	
ABSOLUTE JM SERVICES, LLC.	ORANGE	NJ	07050	JOHNNY NWOFE	(862) 250-1925	681	RESIDENTIAL	PUBLIC BLDG	
ACER ASSOCIATES, LLC.	WEST BERLIN	NJ	08091	J. SCOTT HORN	(856) 809-1202	493	RESIDENTIAL	PUBLIC BLDG	COMM/SS
AECOM TECHNICAL SERVICES, INC.	CLAYTON	MO	63105	MARK T. CONNORS	(732) 672-7519	711			COMM/SS
AIM ENVIRONMENTAL, LLC.	FORT LEE	NJ	07024	IGOR MARTIROSIAN	(201) 528-5047	693	RESIDENTIAL	PUBLIC BLDG	COMM/SS
AJ ENVIRONMENTAL SERVICES	LAKEWOOD	NJ	08701	JACOB AUSCH	(856) 880-5323	757	RESIDENTIAL	PUBLIC BLDG	
ALC ENVIRONMENTAL	NEW YORK	NY	10001	JOSHUA P. SARETT	(212) 675-5544	497	RESIDENTIAL	PUBLIC BLDG	COMM/SS
ALL-PRO ENVIRO, LLC.	SPARTA	NJ	07871	RICHARD BISCHOFF	(973) 729-6659	782	RESIDENTIAL	PUBLIC BLDG	
ALL LEAD NJ, LLC	JERSEY CITY	NJ	07302	SUNIL CHILLAR	(201) 954-0292	767	RESIDENTIAL	PUBLIC BLDG	
ALLY ENVIRONMENTAL, LLC.	STATEN ISLAND	NY	10314	YUSEPH SLEEM	(212) 203-7523	755	RESIDENTIAL	PUBLIC BLDG	
AMERICAN ABATEMENT CORP.	PORT READING	NJ	07064	JULIO LUJAN	(201) 362-1751	732	RESIDENTIAL	PUBLIC BLDG	
AMERICAN ENV OF SOUTHERN NJ	BRIDGETON	NJ	08302	EDWARD RIVERA	(856) 451-1344	210	RESIDENTIAL	PUBLIC BLDG	
ATLAS TECHNICAL CONSULTANTS	BURLINGTON	NJ	08016	JOHN LUTZ	(609) 386-8800	28	RESIDENTIAL	PUBLIC BLDG	COMM/SS
BAY HILL ENVIRONMENTAL, LLC.	CHERRY HILL	NJ	08002	WILLIAM P. O'DONNELL	(215) 284-0086	432	RESIDENTIAL	PUBLIC BLDG	
BGI RESOURCES INTL. CORP.	CHERRY HILL	NJ	08034	BASSEY AKPAN	(856) 888-2396	620	RESIDENTIAL	PUBLIC BLDG	
BRIGGS AND JONES ENV.	MAYWOOD	NJ	07607	ALYCIA M. COHEN	(201) 892-2600	768	RESIDENTIAL	PUBLIC BLDG	
BRINK'S TANK & ENV. SERVICES	HILLSIDE	NJ	07205	RON BRINK	(844) 462-7465	770	RESIDENTIAL	PUBLIC BLDG	
CORNERSTONE HOME INSPECTION	WARREN	NJ	07059	MICHAEL DOMINIANNI	(973) 650-4151	748	RESIDENTIAL	PUBLIC BLDG	
CRITERION LABORATORIES INC.	BENSALEM	PA	19020	JAMES A WELTZ	(215) 244-1300	103	RESIDENTIAL	PUBLIC BLDG	
CURREN ENVIRONMENTAL, INC.	CHERRY HILL	NJ	08002	DAVID C. SULOCK	(856) 858-9509	725	RESIDENTIAL	PUBLIC BLDG	
CUT ABOVE INSP. & TESTING, LLC.	ELIZABETH	NJ	07202	KERI-DEAN SCARLETT	(908) 845-3353	739	RESIDENTIAL	PUBLIC BLDG	
CYRUS ENVIRO CONSULTANTS, LLC.	GALLOWAY	NJ	08205	ADAMA SIDIBE	(609) 652-5074	367	RESIDENTIAL	PUBLIC BLDG	COMM/SS
DASET HOME INSPECTIONS, LLC	STEWARTSVILLE	NJ	08886	DANIEL MEDINA	(908) 954-8946	773	RESIDENTIAL	PUBLIC BLDG	
DETAIL ASSOCIATES INC.	ENGLEWOOD	NJ	07632	STEPHEN JARACZEWSKI	(201) 569-6708	686	RESIDENTIAL	PUBLIC BLDG	
DINAGO CORPORATION	NEWARK	NJ	07105	CARLOS GOMES	(973) 491-0877	700	RESIDENTIAL	PUBLIC BLDG	COMM/SS
DK ENVIRONMENTAL & CONSTR.	KISSIMMEE	FL	34747	DEBRA KOONTZ	(814) 243-1927	698	RESIDENTIAL	PUBLIC BLDG	

COMM/SS = COMMERCIAL BUILDINGS AND SUPERSTRUCTURES

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COMPANY NAME	CITY	STATE	ZIP	CONTACT	PHONE	CERT #	SPECIALTY 1	SPECIALTY 2	SPECIALTY 3
EFI GLOBAL, INC.	TOTOWA	NJ	07512	PAUL W. SCHAEFER	(732) 629-7930	716	RESIDENTIAL	PUBLIC BLDG	COMM/SS
EHS COMPLIANCE ASSOCIATES	PLAINFIELD	NJ	07062	DANYELLA BROOKS	(908) 387-7744	680	RESIDENTIAL	PUBLIC BLDG	COMM/SS
EMPIRE ENVIRONMENTAL, LTD	MONTVILLE	NJ	07045	MICHAEL J. BOGGI	(973) 334-5641	630	RESIDENTIAL	PUBLIC BLDG	COMM/SS
ENITECH ENGINEERING OF NJ	ISELIN	NJ	08830	MOHAMMAD ULLAH	(732) 781-0000	701	RESIDENTIAL	PUBLIC BLDG	COMM/SS
ENV. TESTING CONSULTANTS, LLC.	RUNNEMEDE	NJ	08078	TROY A. RAY	(856) 482-1311	335	RESIDENTIAL	PUBLIC BLDG	COMM/SS
ENVIRONMENTAL CONNECTION, INC.	TRENTON	NJ	08608	STEVE MANIA	(609) 392-4200	200	RESIDENTIAL	PUBLIC BLDG	COMM/SS
ENVIRONMENTAL DESIGN INC.	PENNSAUKEN	NJ	08109	JAY MURRAY	(856) 616-9516	552	RESIDENTIAL	PUBLIC BLDG	COMM/SS
ENVIRONMENTAL HEALTH INVEST.	SPARTA	NJ	07871	WILLIAM S KERBEL	(973) 729-5649	388	RESIDENTIAL	PUBLIC BLDG	COMM/SS
ENVIRONMENTAL LOGIC, LLC.	LAWRENCEVILLE	NJ	08648	GARY WEISSBERGER	(609) 910-0720	702	RESIDENTIAL	PUBLIC BLDG	COMM/SS
ENVIRONMENTAL RESOLUTIONS, INC.	MOUNT LAUREL	NJ	08054	HARRY R. FOX	(856) 235-7170	752	RESIDENTIAL	PUBLIC BLDG	COMM/SS
ENVIRONMENTAL TACTICS, INC.	MATAWAN	NJ	07747	TOM P. GEIGER	(732) 290-2217	70	RESIDENTIAL	PUBLIC BLDG	COMM/SS
ENVIRONMENTAL TECHNICIANS, LLC.	PHILADELPHIA	PA	19119	NORMAN HARRISON	(215) 200-9400	736	RESIDENTIAL	PUBLIC BLDG	COMM/SS
ENVIRONMENTAL TESTING SERVICE	DEPTFORD	NJ	08096	MICHAEL STEFKOVIC	(856) 226-2114	531	RESIDENTIAL	PUBLIC BLDG	COMM/SS
ENVOCARE ENV. & FACILITY MGT.	SOMERSET	NJ	08873	DEVANG PATEL	(732) 253-5740	709	RESIDENTIAL	PUBLIC BLDG	COMM/SS
ESIS, INC.	PHILADELPHIA	PA	19106	FRANK WESTFALL	(215) 640-5551	503	RESIDENTIAL	PUBLIC BLDG	COMM/SS
FAST TRACK HOME INSPECTORS, LLC	DEMAREST	NJ	07627	ANTHONY COSTANZO	(201) 665-3333	762	RESIDENTIAL	PUBLIC BLDG	COMM/SS
G-AIR, LLC	GREENWICH	NJ	08323	GARY D. ALBERT	(856) 459-9300	769	RESIDENTIAL	PUBLIC BLDG	COMM/SS
GANNETT FLEMING INC.	MARLTON	NJ	08053	HELEN PAPPAS	(856) 396-2226	569			COMM/SS
GLS INSPECTIONS, LLC.	FAIR LAWN	NJ	07410	LANA SILBERMAN	(201) 988-1995	696	RESIDENTIAL	PUBLIC BLDG	COMM/SS
GREENWORKS ENVIRONMENTAL	MONTCLAIR	NJ	07043	CHRISTIAN GREEN	(212) 600-2231	735	RESIDENTIAL	PUBLIC BLDG	COMM/SS
GZA GEOENVIRONMENTAL, INC.	FAIRFIELD	NJ	07004	BENJAMIN M. SALLEMI	(973) 774-3300	358	RESIDENTIAL	PUBLIC BLDG	COMM/SS
HEARTLAND HOME INSPECTIONS	WASHINGTON	NJ	07882	EDWARD M. NOVAK	(908) 619-8755	758	RESIDENTIAL	PUBLIC BLDG	COMM/SS
HILLMANN CONSULTING, LLC.	UNION	NJ	07083	JILL ASCH	(908) 688-7800	101	RESIDENTIAL	PUBLIC BLDG	COMM/SS
I HOME INSPECTIONS, LLC.	ENGLEWOOD CLIFFS	NJ	07632	WAN SOO JEONG	(201) 503-5577	765	RESIDENTIAL	PUBLIC BLDG	COMM/SS
ICU HOME INSPECTION, LLC.	RIVER VALE	NJ	07675	JOHN GRECO	(201) 759-7776	779	RESIDENTIAL	PUBLIC BLDG	COMM/SS
INDOOR ENV. CONCEPTS, LLC.	RUNNEMEDE	NJ	08078	MICHAEL MENZ	(856) 463-0777	777	RESIDENTIAL	PUBLIC BLDG	COMM/SS
INGT LEAD SWIPE, LLC.	SWEDESBORO	NJ	08085	MICHAEL B. KOGUT	(609) 828-0479	723	RESIDENTIAL	PUBLIC BLDG	COMM/SS
IRIS ENVIRONMENTAL LABORATORIES	UNION	NJ	07083	RICARDO EUSTAQUIO	(908) 206-0073	738	RESIDENTIAL	PUBLIC BLDG	COMM/SS
J.S. HELD, LLC.	JERICO	NY	11753	JEFFEREY ANDERSON	(516) 621-2900	714	RESIDENTIAL	PUBLIC BLDG	COMM/SS
JAYHOMES, LLC.	EAST ORANGE	NJ	07018	ORIN MINGO	(973) 477-9199	775	RESIDENTIAL	PUBLIC BLDG	COMM/SS
KNOX HOME INSPECTIONS, LLC.	WEST MILFORD	NJ	07480	ALEXANDER KNOX	(973) 800-4063	753	RESIDENTIAL	PUBLIC BLDG	COMM/SS
LANGAN ENG. & ENV. SERVICES	PARSIPPANY	NJ	07054	JEROME CIRILLI	(973) 560-4900	47	RESIDENTIAL	PUBLIC BLDG	COMM/SS
LEA ENVIRONMENTAL LLC.	BLACKWOOD	NJ	08012	JENNIFER L. PUCCIO	(866) 711-0201	626	RESIDENTIAL	PUBLIC BLDG	COMM/SS
LEAD CONSULTANTS OF AMERICA	SOMERSET	NJ	08873	CARL MASTYKARZ	(732) 418-9006	317	RESIDENTIAL	PUBLIC BLDG	COMM/SS
LEAD CONSULTING & INSPECTION	BLOOMFIELD	NJ	07003	LUKE SCHROEDER	(973) 912-0222	121	RESIDENTIAL	PUBLIC BLDG	COMM/SS
LEAD DUST NJ, LLC	STATEN ISLAND	NY	10309	MARK MILETO	(646) 772-0289	750	RESIDENTIAL	PUBLIC BLDG	COMM/SS
LEAD TESTING SERVICES, NEW JERSEY, LLC	LAKEWOOD	NJ	08701	ADAM L. KESSELMAN	(732) 288-6570	745	RESIDENTIAL	PUBLIC BLDG	COMM/SS

COMPANY NAME	CITY	STATE	ZIP	CONTACT	PHONE	CERT #	SPECIALTY 1	SPECIALTY 2	SPECIALTY 3
LEW ENVIRONMENTAL SERVICES, LLC.	MINE HILL	NJ	07083	LEE E. WASSERMAN	(908) 654-8068	15	RESIDENTIAL	PUBLIC BLDG	COMM/SS
LEWIS CONSULTING GROUP, INC.	WALL	NJ	07719	CLIVE H. WILLIAMS	(732) 276-2420	655	RESIDENTIAL	PUBLIC BLDG	COMM/SS
MANDELL LEAD INSPECTORS, INC.	TOTOWA	NJ	07512	STUART CASCIANO	(973) 785-7574	76	RESIDENTIAL	PUBLIC BLDG	
MASTERTech NORTH JERSEY, LLC.	MOUNT ARLINGTON	NJ	07856	ERIC GREEN	(973) 668-4060	727	RESIDENTIAL	PUBLIC BLDG	
McCABE ENVIRONMENTAL SERVICE	LYNDHURST	NJ	07071	JOHN CHIAVIELLO	(201) 438-4839	338	RESIDENTIAL	PUBLIC BLDG	COMM/SS
MICHAEL ELKO, LLC.	TRENTON	NJ	08620	MICHAEL J. ELKO	(609) 585-0012	766	RESIDENTIAL	PUBLIC BLDG	
MONTROSE ENV. SOLUTIONS, INC.	ROBBINSVILLE	NJ	08691	JULIAN FERNANDEZ-OBREGON	(609) 890-7277	416	RESIDENTIAL	PUBLIC BLDG	COMM/SS
NV5, INCORPORATED	PARSIPPANY	NJ	07054	RYAN BROADWATER	(973) 946-5627	574	RESIDENTIAL	PUBLIC BLDG	
OMEGA ENV. SERVICES, INC.	S. HACKENSACK	NJ	07606	GARY J. MELLOR	(201) 489-8700	120	RESIDENTIAL	PUBLIC BLDG	COMM/SS
ONE SOURCE ENVIRONMENTAL	CHARLOTTE	NC	28211	KATHRYN HUBICKI	(704) 376-3594	783	RESIDENTIAL	PUBLIC BLDG	COMM/SS
OPTIMUM ENV. SOLUTIONS	UNION	NJ	07083	EMMANUEL O. CHIABI	(862) 955-3088	627	RESIDENTIAL	PUBLIC BLDG	
PARTNER ENG. & SCIENCE	TORRANCE	CA	90501	BRIAN NEMETZ	(310) 615-4500	658	RESIDENTIAL	PUBLIC BLDG	COMM/SS
PENNONI ASSOCIATES INC.	HADDON HEIGHTS	NJ	08035	CHRIS PURVIS	(856) 547-0505	239	RESIDENTIAL	PUBLIC BLDG	COMM/SS
POINT ENVIRO, LLC.	WALLINGTON	NJ	07057	GEORGE DAWLI	(201) 690-7008	729	RESIDENTIAL	PUBLIC BLDG	
POLO & ASSOCIATES HOME INSP.	MORRIS PLAINS	NJ	07950	DAVID J. POLO	(973) 539-0715	746	RESIDENTIAL	PUBLIC BLDG	COMM/SS
PRECISION ENVIRONMENTAL, INC.	CORTLAND MANOR	NY	10567	ANDREAS C. ANDREOU	(718) 383-2616	400	RESIDENTIAL	PUBLIC BLDG	
PRESERVATION PROPERTIES, LLC.	NEWTOWN	PA	18940	DANIEL M. YOUNG	(609) 504-0518	771	RESIDENTIAL	PUBLIC BLDG	
PRESTIGE HOME INSPECTION SVCS.	NEW YORK	NY	10033	ILIA ARVELO	(917) 979-4404	712	RESIDENTIAL	PUBLIC BLDG	
PROACTIVE ENVIRONMENTAL	MAHWAH	NJ	07430	JEFFREY J. DESIMONE	(201) 424-1566	775	RESIDENTIAL	PUBLIC BLDG	
PROFESSIONAL STANDARDS	BRICK	NJ	08724	DAVID RADSKI	(848) 480-5945	761	RESIDENTIAL	PUBLIC BLDG	
REACT ENV. PROFESSIONAL SERVICES	PHILADELPHIA	PA	19142	SUZANNE C. SHOURDS	(215) 729-3220	605	RESIDENTIAL	PUBLIC BLDG	
REGAL HOME INSPECTIONS	BRICK	NJ	08723	BRIAN DELLE DONNE	(732) 740-8365	751	RESIDENTIAL	PUBLIC BLDG	
REMEDY INSPECTIONS, LLC.	ROCKAWAY	NJ	07866	ERIC MOHLENHOFF	(908) 210-5816	756	RESIDENTIAL	PUBLIC BLDG	
REMINGTON & VERNICK ENG.	CHERRY HILL	NJ	08003	EDWARD BRENNAN	(856) 795-9595	730	RESIDENTIAL	PUBLIC BLDG	COMM/SS
RIVER BANK PROPERTIES, LLC.	HAINESPORT	NJ	08036	JEFFREY P. FAGERSTROM	(856) 313-1194	772	RESIDENTIAL	PUBLIC BLDG	
RYDER HOME INSPECTIONS, LLC.	BRICK	NJ	08724	KARLA RYDER	(732) 995-5195	722	RESIDENTIAL	PUBLIC BLDG	
S.A. BARCIA INSPECTIONS LLC.	HACKENSACK	NJ	07601	BARCIA STEPHEN	(201) 487-0158	656	RESIDENTIAL	PUBLIC BLDG	COMM/SS
SAFETY ENV. COMPANY OF NY	CREAM RIDGE	NJ	08514	FRANCIS OWOH	(609) 208-3276	447	RESIDENTIAL	PUBLIC BLDG	
SIDE BY SIDE MRO	VINELAND	NJ	08361	MICHAEL BONADIES	(856) 701-6462	747	RESIDENTIAL	PUBLIC BLDG	
SILVER POINT LEAD SOLUTIONS	MONTVALE	NJ	07645	MICHAEL FINKELSTEIN	(856) 473-9040	780	RESIDENTIAL	PUBLIC BLDG	
SKY ENVIRONMENTAL	MOUNTAIN LAKES	NJ	07046	MARINA SHERESHEVSKY	(973) 769-6946	479	RESIDENTIAL	PUBLIC BLDG	
SKYLINE ENVIRONMENTAL SVCS.	RINGWOOD	NJ	07456	JOSEPH CIERECH	(862) 684-0094	754	RESIDENTIAL	PUBLIC BLDG	
SRA HOME INSPECTION	TOWACO	NJ	07082	SERGIO ANGIONE	(973) 299-1808	734	RESIDENTIAL	PUBLIC BLDG	
SYNERTECH INC.	PHILADELPHIA	PA	19148	ERIC BELFI	(215) 755-2305	545	RESIDENTIAL	PUBLIC BLDG	COMM/SS
TADCO ENGINEERING	LYNDHURST	NJ	07071	SAFWAT TADROUS	(201) 222-5322	551	RESIDENTIAL	PUBLIC BLDG	
TECTONIC ENG. & SURVEYING, INC.	MOUNTAINSIDE	NJ	07092	CRITELLI THOMAS	(973) 467-5850	664	RESIDENTIAL	PUBLIC BLDG	COMM/SS
TRC ENGINEERS, INC.	NEW YORK	NY	10018	EDWARD GERDTS	(212) 221-7822	266	RESIDENTIAL	PUBLIC BLDG	COMM/SS

COMPANY NAME	CITY	STATE	ZIP	CONTACT	PHONE	CERT #	SPECIALTY 1	SPECIALTY 2	SPECIALTY 3
TTI ENVIRONMENTAL, INC.	MOORESTOWN	NJ	08057	TIM POPP	(856) 840-8800	13	RESIDENTIAL	PUBLIC BLDG	COMM/SS
UMOREN, INC.	MOUNT HOLLY	NJ	08060	PETER UMOREN	(732) 713-3142	733	RESIDENTIAL	PUBLIC BLDG	
USA ENVIRONMENTAL MNGT INC.	TRENTON	NJ	09153	JOHN T. DUGGAN JR.	(609) 656-8101	232	RESIDENTIAL	PUBLIC BLDG	
VANASSE HANGEN BRUSTLIN, INC.	MANASQUAN	NJ	08736	GLEN KIRKPATRICK	(732) 223-2225	699	RESIDENTIAL	PUBLIC BLDG	
WATTS ARCHITECTURE & ENG. P.C.	BUFFALO	NY	14203	KEVIN P. JANIK	(716) 206-5100	715	RESIDENTIAL	PUBLIC BLDG	COMM/SS
WHITMAN	SOMERSET	NJ	08873	DAVID VILLAR	(732) 390-5858	261	RESIDENTIAL	PUBLIC BLDG	

CERT # = CONTRACTOR CERTIFICATION NUMBER

COMM/SS = COMMERCIAL BUILDINGS AND SUPERSTRUCTURES

UPDATED AUGUST 1, 2023

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**Department of Community Affairs
Division of Fire Safety**

To: All Local Enforcing Agencies
From: Louis Kilmer, Chief-Bureau of Fire Code Enforcement
Subject: Requirement for Fire Extinguishers in One/two Family Dwellings
Date: November 15, 2005

The Legislature amended and enacted P.L.1991, e.92(C.52:27D-198.1), requiring that all one/two family dwellings at a change of occupancy be provided with a portable fire extinguisher, in addition to the requirements for smoke and carbon monoxide detectors. This provision does not apply to seasonal rental units. This act was signed into law on April 14, 2005 with an effective date of November 15, 2005.

The regulations were recently made available for public comment. The comment period has ended, and the final adoption of the regulations will appear in the New Jersey Register in the near future. The Division of Fire Safety is advising all local enforcing agencies to enforce the regulations, using the guidelines below.

The requirements for the type and placement of the extinguishers are as follows:

1. At least one portable fire extinguisher shall be installed in all one/two family dwelling (except seasonal rental units) upon change of occupancy.
2. The extinguisher shall be listed, labeled, charged, and operable.
3. The size shall be no smaller than 2A:10B:C, rated for residential use and weigh no more than 10Lbs.
4. The hangers or brackets supplied by the manufacturers must be used.
5. The extinguisher must be located within 10feet of the kitchen.
6. The top of the extinguisher must not be more than 5 feet above the floor.
7. The extinguisher must be visible and in a readily accessible location, free from being blocked by furniture, storage, or other items.
8. The extinguisher must be near a room exit or travel path that provides an escape route to the exterior.
9. The extinguisher must be accompanied by an owner's manual or written information regarding the operation, inspection, and maintenance of the extinguisher; and
10. Lastly, the extinguisher must be installed with the operating instructions clearly visible.

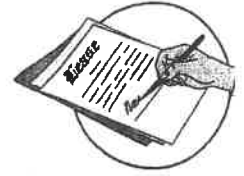
New fire extinguishers are not required to be serviced and tagged, as long as the seller or agent can provide proof of purchase or receipt.

Until the proposed regulations have been adopted, the statute should be cited for enforcement purposes. The correct citation is N.J.S.A. 52:27D-198.1.

If you have any questions regarding the implementation of this act or its specific requirements, please contact our Local Assistance Unit at 609-633-6112 or 201-568-9262.

Owner/Agent

Date



**New Jersey Department of Community Affairs
Division of Codes and Standards
Landlord-Tenant Information Service**

**REGULATIONS FOR THE LANDLORD IDENTITY
REGISTRATION FORM**

N.J.A.C. 5:29-1.1

Printed June 2011

5:29-1.1 Applicability

- (a) Pursuant to N.J.S.A. 46:8-28 and 46:8-29, the form prescribed by this subchapter is required to be given by landlords to tenants in single unit dwellings and in two – unit dwellings that are not owner-occupied and to be filed in the office of the clerk of the municipality in which any such single unit dwelling or two-unit dwelling is situated.
- (b) Tenants in multiple dwellings are required to be given a copy of the certificate of registration filed with the Bureau of Housing Inspection in accordance with N.J.S.A. 55:13A-12, N.J.S.A. 46:8-28 and N.J.A.C. 5:10-1.11. **(Contact the Bureau of Housing Inspection, P.O. Box 810, Trenton, New Jersey 08625 (609) 633-6240 for registration applications for buildings with three or more dwelling units)**

THE ATTACHED FORM IS TO BE FILED WITH THE MUNICIPAL CLERK AND DISTRIBUTED TO TENANTS IN SINGLE UNIT DWELLINGS AND IN TWO UNIT DWELLINGS THAT ARE NOT OWNER-OCCUPIED. (DO NOT SEND THIS STATEMENT TO LANDLORD-TENANT INFORMATION SERVICE)

Similar forms may be obtained from private sources. You may obtain a copy of the form by faxing your request to (609) 609-292-2839 or by writing to:

New Jersey Department of Community Affairs
Division of Codes and Standards
Bureau of Homeowner Protection
Landlord-Tenant Information Service
P.O. Box 805
Trenton, New Jersey 08625-0805

LANDLORD IDENTITY REGISTRATION STATEMENT
ONE AND TWO-UNIT DWELLING REGISTRATION FORM

The form of the certificate of Registration to be filed with the municipal clerk and distributed to tenants by owners or non-owner occupied one and two unit dwellings shall be substantially as follows:

(1) Property Address:

(2) The names and addresses of all record owners of the building or the rental business (including all general partners in the case of a partnership) are as follows:

(3) If the record owner is a corporation, the names and addresses of the registered agent and of the corporate officers are as follows:

Record owner is not a corporation.

(4) If the address of any record owner is not located in the county in which the dwelling is located, the name and address of a person who resides in the county and is authorized to accept notices from a tenant, to issue receipts for those notices and to accept service of process on behalf of the out-of-county record owner(s) is as follows:

The addresses of all record owners in the county in which the dwelling is located:

(5) The name and address of the managing agent is as follows:

There is no managing agent.

(6) The name and address (including dwelling unit, apartment or room number) of the superintendent, janitor, custodian or other person employed to provide regular maintenance service is as follows:

There is no superintendent, janitor, custodian or other person employed to provide regular maintenance service.

(7) The name, address and telephone number of an individual representative of the record owner or managing agent who may be reached or contacted at any time in the event of an emergency affecting the dwelling or any dwelling unit, including such emergencies as the failure of any essential service or system, and who has authority to make emergency decisions concerning the building, including the making of repairs and expenditures, is as follows:

(8) The names and addresses of all holders of recorded mortgages on the property are as follows:

There is no recorded mortgage on the property.

(9) If fuel oil is used to heat the building and the landlord furnishes the heat, the name and address of the fuel oil dealer servicing the building and the grade of fuel oil used are as follows:

The building is not heated by fuel oil

The building is heated by fuel oil, but the landlord does not furnish heat.

Date

Landlord or Authorized Representative

SEND COMPLETED FORMS TO TENANTS AND MUNICIPAL CLERKS ONLY