



TOWNSHIP OF MORRIS

50 WOODLAND AVENUE
PO BOX 7603
CONVENT STATION, NEW JERSEY 07961-7603
FAX NO. (973) 605-8363
WWW.MORRISTWP.COM

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REQUIREMENTS FOR CERTIFICATE OF HABITABILITY (CH) INSPECTION

OPEN PERMITS:

- A CH Certificate will not be issued if the property has open permits and inspections for work/improvements performed on the property.
- Permits open by the Condo Association will require a letter from buyer's attorney stating, that the buyers are aware of the open permit(s).

N.J.A.C.5:70-2.3 Certificate of smoke alarm & carbon monoxide alarm compliance

1. Before any one and two family or attached single family structure is sold, leased, or otherwise made subject to a change of occupancy for residential purposes, the owner shall obtain a certificate of smoke alarm and carbon monoxide alarm, evidencing proper compliance with N.J.A.C. 5:704.19. Depending on the year the home was built or due to an addition that was put on afterwards (required system). Smoke detectors must be maintained!

N.J.A.C. 5:70-4.19 Smoke alarms for 1 and 2 family dwellings & carbon monoxide alarms

In one and two family or attached single family dwellings subject to the requirements of N.J.A.C. 5:70-2.3, smoke alarms shall be installed as follows:

1. On each level of the premises
2. Outside each separate sleeping area
3. **Ten-year sealed battery powered single station smoke alarms** shall be installed and shall be listed in accordance with ANSI/UL 217, incorporated herein by reference. However, A/C powered single or multiple station smoke alarms installed as part of the original construction or rehabilitation project **shall not be replaced** with battery-powered smoke alarms.
4. A/C powered smoke alarms shall be accepted as meeting the requirements of this section. **(A/C powered smoke alarms that are more than 10 years old at the time of the C H inspection shall be replaced prior to the inspection.)**



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5. Low voltage alarm systems (**REQUIRED SYSTEMS**) used to satisfy the requirements of a CH inspection required the following.
 - Alarm Station Monitoring contact information-phone number, account, and account passwords.
 - Certification from a certified alarm technician that the system is functioning correctly including when in use under back up power.
 - The detection devices on the alarm system will be tested by the Inspector at the time of the CH Inspection.
- c) **Carbon Monoxide alarms** shall be installed in all dwelling units in buildings on one and two family or attached single family dwellings, except for units in building that do not contain a fuel burning device or have an attached garage, as follows:
 1. Single station carbon monoxide alarms shall be installed and maintained in the immediate vicinity of the sleeping area(s).
 2. Carbon monoxide alarms may be battery-operated, hard-wired or the plug-in type and shall be listed and labeled in accordance with UL-2034 and shall be installed in accordance with the requirements of this section and NFPA-720.



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CHECK LIST FOR CH INSPECTIONS

- BATTERY POWERED SMOKE ALARMS ARE WORKING PROPERLY, 10 YEAR SEALED BATTERY
- A/C POWERED SMOKE ALARMS ARE WORKING PROPERLY, AND ARE NOT OLDER THAN 10 YEARS **(AN A/C POWERED ALARM CANNOT BE REPLACED WITH A BATTERY POWERED ALARM)**
- LOW VOLTAGE SYSTEM HAS BEEN CERTIFIED BY AN ALARM TECHNICIAN, COPY OF CERTIFICATE IS AVAILABLE, ALARM COMPANY CONTACT INFORMATION, ACCOUNT NUMBER AND PASSWORD IS AVAILABLE FOR THE CH INSPECTOR **(REQUIRED SYSTEMS ONLY)**
- ALARMS ARE IN PLACE AND LOCATED WHERE REQUIRED. A/C POWERED ALARMS ARE MOUNTED AS REQUIRED DURING CONSTRUCTION OR REHABILITATION OF THE PREMISES. BATTERY POWERED SMOKE ALARMS MUST BE INSTALLED ON EACH LEVEL OF THE PREMISES AND OUTSIDE EACH SLEEPING AREA. **(IF THE PREMISES HAS 2 SLEEPING AREAS ON THE OPPOSITE SIDES OF THE PREMISES ON THE SAME LEVEL, 2 DETECTORS ARE REQUIRED.)**
- WATER HEATERS, HEATING AND AIR CONDITIONING EQUIPMENT WERE PERMITTED AND INSPECTED AT THE TIME OF INSTALLATION
- ALL PERMITTED WORK HAS BEEN INSPECTED? NO OPEN PERMITS
- ALL GFCI OUTLETS ARE FUNCTIONING PROPERLY?
- HAND RAILS ARE IN PLACE AND IN GOOD ORDER?
- LOOSE WIRING AND EXTENSION CORDS USED AS PERMANENT WIRING?
- INTERIOR STAIRS IN GOOD SHAPE?
- EXTERIOR STAIRS AND HANDRAILS IN GOOD SHAPE AND SECURE?
- HOLES IN SHEETROCK IN ATTACHED GARAGES? MUST BE PROPERLY SEALED OR REPAIRED.
- TOILETS AND FAUCETS IN WORKING ORDER?
- ELECTRICAL SERVICE PANELS, FRONTS SECURE NO OPEN SPACES BETWEEN BREAKERS?
- FRAYED OR EXPOSED WIRING, OPEN ELECTRICAL BOXES?
- BROKEN WINDOWS OR GLASS?
- DOES THE KITCHEN HAVE A GARBAGE DISPOSAL? **(MORRIS TOWNSHIP ORDINANCE #37-3, GARBAGE DISPOSALS ARE NOT ALLOWED.)**
- IS POOL IN COMPLIANCE WITH BUILDING CODE? IS FENCE STANDING PROPERLY? PROPER HEIGHT? SECURED WITH LATCHING GATE?
- IS PROPERTY/HOUSE IN COMPLIANCE WITH TAX RECORDS?
- HOUSE #'S MUST BE VISABLE TO THE STREET?
IF HOUSE HAS WELL OR SEPTIC, A REPORT FOR EACH IS REQUIRED AT TIME OF CH INSPECTION.



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WORK THAT REQUIRES A PERMIT UNDER THE UNIFORM CONSTRUCTION CODE

WATER HEATER	DECKS	FINISHED ATTIC	POOLS
FURNACE	PLUMBING WORK (NEW PIPES)	GAS FIRE LOG INSERT	HOT TUBS
BOILER	ELECTRICAL SERVICE	FREE STANDING FIRE PLACES, STOVES	BATHROOM ALTERATION
A/C UNIT	ELECTRICAL SUBPANEL	LAWN SPRINKLERS	KITCHEN ALTERATION
CHIMNEY LINER	ELECTRICAL WORK (NEW WIRING)	RADON SYSTEMS	GARAGE CONCRETE FLOOR
FIRE ALARM PERMITS (REQUIRED SYSTEMS ONLY)	ADDITION	OIL TANK REMOVAL/ABANDONMENT	GENERATOR
DECKS	ALTERATION	OIL TANK INSTALLATION	PORCH/PORTICO
PLUMBING WORK (NEW PIPES)	FINISHED BASEMENTS	SHEDS OVER 200 SQ. FT. *ALL SHEDS MUST HAVE ZONING APPROVAL*	CAR CHARGERS

IF ANY OF THE ABOVE ITEMS HAVE BEEN DONE WITHOUT THE BENEFIT OF A PERMIT, PLEASE APPLY FOR THEM NOW SO THAT THE C H WILL NOT BE HELD UP AT A LATER DATE!