

# INFORMATION REGARDING ZONING COMPLIANCE

## CERTIFICATE

### REQUIREMENTS AND INFORMATION

The requirement for the Zoning Compliance Certificate will be required for all properties built on or after January 1, 1996, with the exception residential dwellings constructed within one year of the transfer of title, that transfer title on or after November 1, 2006. While our main goal is to ensure compliance with certain provisions of the Ocean City Zoning regulations, we will also be inspecting for safety issues.

Our inspectors will require complete and total access to all space associated with the transferring block, lot, and/or qualifier. This includes, but is not limited to, the ground floor, storage areas, cabanas, sheds, attics, etc., as well as the main body of the structure. Please utilize the *Request for Smoke/Carbon Monoxide Detector/Fire Extinguisher and/or Zoning Compliance Certification Inspection for a Sale Property*, for an appointment. Please contact us as soon as possible for an appointment so we can accommodate. The Department of Community Development is requesting payment in full prior to inspection, the fee, as per Vol I Chap. XXX Schedule L, is \$125 with or without the Smoke/Carbon Monoxide/Fire Extinguisher Certificate inspection. We anticipate the inspection to take approximately 45 minutes. Our inspector(s) may take pictures for our records. We will respond, as per ordinance, within three (3) days of completed inspection. If requesting an inspection in conjunction with the smoke detector certification, all aspects of the inspection must comply before a certificate can be issued.

Concerning the safety issues, it has come to our attention that there are several structures that lack house/building numbers on the street side and/or the alley side, as required per Vol. I, Chapter XII, 12-4.7 and 12-4.8. These are essential in locating the property in an emergency situation or for an inspection. The public's right-of-way/sidewalks need to be in good condition so as not to create a tripping or falling hazard. The inspectors will be reporting any conditions that require further investigation. The intent of this is not to prevent the sale of the property due to a sidewalk deficiency, but to clearly disclose the obligation of the property owner to correct the problem. If the sale of the property occurs, the obligation remains to correct the sidewalk hazard.

Please contact the Department of Community, Municipal Code Enforcement for additional information or scheduling (609) 525-9444, ext. 485.

**IMPORTANT NOTICE:  
REQUIREMENTS FOR SMOKE/CARBON MONOXIDE/FIRE EXTINGUISHER  
INSPECTION**

**ALL** seasonal and year round rental units require a Smoke/Carbon Monoxide/Fire Extinguisher Certificate inspection. A Certificate is also required prior to the sale of any residential property. Please note this Certificate is non-transferable and if recently purchased, and renting, will require a new Certificate inspection.

## **CARBON MONOXIDE DETECTORS**

As of February 2003, the New Jersey State Department of Community Affairs, Division of Fire Safety, requires all buildings containing:

1. **any natural gas** (this includes, but not limited to: gas burning appliance, i.e. stove, heater, water heater, clothes dryer, etc.), and/or
2. **any** fireplace (used or not; including wood burning) and/or,
3. **any** propane, kerosene or oil, and/or
4. have an attached, enclosed garage

anywhere in the building, to have a carbon monoxide detector. **They are to be placed within 10 feet of bedrooms/sleeping area, in a common area.** If an electrical outlet is not available in this area, then a battery-powered unit must be installed. If there are bedrooms/sleeping areas located on multiple levels, a carbon monoxide detector is required on each level. A detector must be placed on each floor that has bedrooms/sleeping areas. Please follow manufacturers directions regarding placement and installation of the particular brand of detector you purchased.

### **HARDWIRED SMOKE DETECTORS**

Per the City of Ocean City Municipal Ordinance, Volume I, 13-8.2 (b), it is illegal to downgrade hardwired smoke detectors to battery-operated smoke detectors or to a battery combination CO/smoke detector. **Any** and **all** hardwired prevention detectors must be maintained in working order.

### **FIRE EXTINGUISHER REQUIREMENT**

Effective November 1, 2005, the New Jersey State Department of Community Affairs, Division of Fire Safety, **requires at least one portable fire extinguisher to be installed in all one and two-family dwellings (except seasonal rental units)** upon change of occupancy (this includes a sale of property and year round tenant(s)). The extinguisher shall be listed, labeled, charged, and operable; the size shall be no smaller than 2A:10B:C, rated for residential use and weigh no more than 10lbs; hangers or brackets supplied by manufacturer must be used; the extinguisher must be located within 10 feet of the kitchen; the top of the extinguisher must not be more than 5 feet above the floor; the extinguisher must be visible and in a readily accessible location, free from being blocked by furniture, storage, or other items; the extinguisher must be near a room exit or travel path that provides an escape route to the exterior; the extinguisher must be accompanied by an owner's manual or written information regarding the operation, inspection, and maintenance of the extinguisher; and lastly, the extinguisher must be installed with the operating instructions clearly visible.

## **12-4 HOUSE AND BUILDING NUMBERS**

12-4.7 Visible from street. The size, manner of placement and location of the numbers shall be such as will permit them to be clearly visible from the street and alley if such property is located on an alley. (Ord. #826, § 8; Ord. #04-18., § 1)

12-4.8 Building Numbers on Boardwalk Properties. Each commercial building on the Ocean City boardwalk shall be required to have its building number placed on both the boardwalk and street sides of the building. Each number shall be at least four (4") inches in height and shall be located adjacent to an exit door of the building. In the event the building does not have an exit door on the street side of the building, the building number shall be placed at least six (6') feet above the building's first floor elevation. (Ord. #02-35. § 2)

The carbon monoxide detector inspection, the smoke detector inspection, and fire extinguisher inspection will be done at the same time. The inspection fee is \$50.00. If you have any questions, please call (609)525-9444, ext. 485, between 9:00 am and 4:00 pm. **Thank you.**



**REQUEST FOR  
SMOKE/CARBON MONOXIDE DETECTOR/  
FIRE EXTINGUISHER and/or  
ZONING COMPLIANCE  
CERTIFICATION INSPECTION  
FOR SALE OF PROPERTY**

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

Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Qualifier: \_\_\_\_\_ Floor: \_\_\_\_\_

Date of Final CO (Year Built): \_\_\_\_\_ Current Owner/Seller: \_\_\_\_\_

Buyer: \_\_\_\_\_

Address of Buyer: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip code: \_\_\_\_\_

Phone: ( ) \_\_\_\_\_

Smoke Detectors Yes: \_\_\_\_\_ No: \_\_\_\_\_ Type: Elec \_\_\_ Battery \_\_\_ Elec/Batt \_\_\_

Carbon Monoxide Detector required Yes: \_\_\_\_\_ No: \_\_\_\_\_ Installed Yes: \_\_\_  
No: \_\_\_\_\_

Fire Extinguisher Required: Minimal Rating/Classification 2A: 10BC Yes: \_\_\_\_\_ No: \_\_\_\_\_

Requesting Zoning Compliance Certificate inspection w/smoke certification? Yes: \_\_\_\_\_ No: \_\_\_\_\_

Requesting Zoning Compliance Certificate inspection only? Yes: \_\_\_\_\_ No: \_\_\_\_\_

Realtor: \_\_\_\_\_ Agent: \_\_\_\_\_

Realtor Phone: \_\_\_\_\_ Realtor Fax: \_\_\_\_\_

Title Company for Settlement \_\_\_\_\_

DATE & TIME REQUESTED FOR INSPECTION: \_\_\_\_\_  
(Monday –Friday, 9AM-3PM)

DATE OF SETTLEMENT: \_\_\_\_\_

Please complete this form **entirely** and accurately.

**Payment for Zoning Compliance Certificate is due prior to inspection or inspection will NOT be done. \$125.00 for Zoning Compliance inspection with or without Smoke/CO/Fire Extinguisher inspection (Re-Inspection fees do apply- see Vol I Chap. XXX Schedule L); Smoke/CO/Fire Extinguisher inspection only \$50.00.**

Please make check or money order payable to *City of Ocean City*.

If you need to contact us, please call (609) 525-9444, ext. 485.

**FAX RETURN THIS FORM TO (609) 525-9418 AT LEAST 14 DAYS IN ADVANCE**