

2017

Borough of Butler

One Ace Road, Butler, New Jersey 07405

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APPLICATION for Continued Certificate of Occupancy RESIDENTIAL PROPERTY

CCO #
H17-

Block _____ Lot _____ Street Address _____

1. Seller's Name _____ Phone Number: _____

Address (if other than above) _____

2. BUYER'S Name _____

Home Address _____

3. Seller's Attorney Required _____ Telephone # _____

4. Number of dwelling units _____. (Fee is \$100 per residential unit)

5. Property has an Above Ground Pool _____ Built-in Pool _____ Hot tub/Spa _____

6. Are there any open Building Permits? _____

7. Is a copy of your latest survey attached? _____. Townhouses/Condominiums no survey required.

8. The proper Smoke/Carbon Monoxide Detectors must be in proper working order. Per Butler Ordinance Chapter 101M(7)(b) there will be a \$25 Re-Inspection Fee for each Inspection Failure regarding the Smoke and Carbon Monoxide Detectors and Fire Extinguisher. Fee must be paid before the Inspector re-inspects.

9. Date of Closing _____

10. Your approved CCO is e-mailed to you and to whomever you wish.

Your email: _____

Attorney: _____

Other: _____

To Set Up an Appointment to Conduct the Inspections, the Borough's Inspector shall Contact:

Name: _____ Phone: _____

Minimum of 5 Full Business Days Notice Required for Inspections!

_____ \$100 Fee/Unit _____
Print Applicant's Name Applicant's Signature Date Enclosed

Selling of Residential Properties in Borough of Butler

Under Borough of Butler Ordinance, Chapter 143-177, a Continued Certificate of Occupancy is required. Below is a list of the items we will be inspecting. This list is not necessarily all inclusive:

Principal and Accessory Structures - Exterior

1. The siding must be in good repair, not in need of paint or residing.
2. Exterior trim and railings must be in good repair.
3. Storm gutters are not to be hanging, pieces missing, containing vegetation growth, or in need of painting.
4. No broken glass.
5. Roof not in need of visible repair [missing or turned up shingles].
6. House number must be clearly visible, at least 2 1/4 inches high and in contrast with the background color.

Zoning

1. Sheds: Only 2 maximum permitted per property, must be located in rear yard and by 3 feet from property lines and 5 feet from other structure. A shed shall not exceed 200 square feet in size and 14 feet in height.
2. Pools & Hot tubs: Proper fence enclosures, gates must be self-closing, self-latching, opening out. Must be located in rear yards only, at least 10 feet from all property lines, 5 feet from other structures. Necessary construction permits must be on file.
3. Decks and Additions: Meet minimum setbacks for the zone, compliance with size requirements and in good repair. Necessary construction permits must be on file.
4. Driveways: Must be paved with asphalt, may not exceed 35% of front yard area, and must be in good repair.

Yard

1. No overgrown vegetation or noxious weeds, no debris in yard, fences must meet height requirements and are in good repair.
2. Dead trees, limbs etc. must be removed.

Pools/Hot tubs

1. All pools must have a fence or wall at least 48 inches high around the pool area. Above ground pools at least 48 inches above ground level generally satisfy this requirement. Fences must meet the minimum state requirements.
2. All gates having access to the pool area must be at least 48 inches in height, opening out, self-closing, self-latching. The release must be at least 54 inches above ground level. This applies to above ground pools, too.
3. If there are no permits for the pool and/or a hot tub, the CCO will not be issued until the permits are procured and satisfactory inspections are done by the Building Department.

Smoke and Carbon Monoxide Detectors & Fire Extinguisher Certification Requirements

Types of Detection Required: Battery, electric and electric with battery backup detectors are acceptable.

1. Carbon Monoxide (CO) Detectors must be installed in any family living unit containing a fuel-burning appliance, fireplace, woodstove or having an attached garage.
2. Existing CO electrical detectors must operate as designed and may not be replaced with battery operated detectors. If the existing electrical detectors work, but the location or amount is unsatisfactory, any additional detectors required may be battery operated.
3. Smoke Detectors have a life expectancy of 7 –10 years, and should be replaced with new detectors after 10 years. Dates of manufacture can be located on the detector.

Location of Smoke Detectors

Smoke Detectors shall be located one per each level of the home, within 10 feet of every bedroom door, between the door and the living area.

1. The basement detector must be mounted on the basement ceiling, within 3 feet of the stairwell.
2. When installed on the wall, smoke detectors must be placed no less than 6 inches, or more than 12 (twelve) inches from ceiling.
3. Cathedral ceilings are considered a level and must have a smoke detector within 12 inches measured vertically of the highest point.

Location of Carbon Monoxide Detectors

Carbon Monoxide Detectors shall be centrally located outside of each sleeping area, within 10 feet of every bedroom door. The detector shall be listed in accordance with UL-2034, and be installed in accordance with the manufacturer's instructions.

Fire Extinguishers

Each structure, other than a seasonal rental unit, shall also be equipped with at least one portable fire extinguisher. Portable fire extinguisher means an operable portable device, carried and operated by hand, containing an extinguishing agent that can be expelled under pressure for the purpose of suppressing or extinguishing fire, and which is: [1] rated for residential use consisting of an ABC type; [2] no more than a 10 pound rated extinguisher; [3] mounted within 10 feet of the kitchen area, unless otherwise permitted by the enforcing agent.