



The Family Resort

Borough of Seaside Park

CODE ENFORCEMENT OFFICE

732-250-7569
Fax 732-375-3058

313 SW Central Ave. • Seaside Park, New Jersey 08752

Housing Inspection Helpful Hints

Interior

1. Plumbing fixtures in good working order.
2. Hot and cold water to sinks and tubs.
3. Heating equipment properly installed and in good working order.
4. GFI's at any water source to include washing machine and exterior outlets.
5. Portable fire extinguisher must be mounted.
 - ABC Rated
 - Between 5 lbs and 10 lbs
 - Cannot be blocked by anything, or in an enclosed space
6. Working smoke alarms 10-year sealed battery type are required in **every** bedroom, within 10 feet of sleeping areas, as well as on each level of the structure. (see attached)
7. Working carbon monoxide detector on every level and within 10 ft of sleeping areas.
8. All smoke and CO2 detectors must have been replaced within the last ten years.
9. Means of egress are safe and unobstructed.
10. Floors, foundation, walls, ceilings, doors, and windows are all clean and in good condition.
11. Free of rodents and insects.
12. Window screens from May 15 to October 15.
13. Paint/wallpaper in good condition.
14. Locks cannot be double key.
15. Exhaust fan in all bathrooms and/or an operable window.
16. All utilities must be turned on.

Exterior

1. Trash & Recycling properly stored in approved containers.
2. Windows, roof, and exterior of building in good repair.
3. Decks, porches, and balconies have safe railings, capable of supporting imposed loads.
4. 3 or more steps must have a handrail.
5. Roof, walls, windows, and exterior doors are all weather tight and free from holes and cracks.
6. Premises free from litter, garbage, junk, rubbish, and debris.
7. Lawns, hedges, bushes, or vegetation must be maintained and not hanging over onto sidewalks and/or curbs.
8. Fences must be in good repair.
9. Driveways, steps, sidewalks, and curbs are in good condition.
10. All buildings/units must be numbered by whatever means necessary to be easily visible from roads.
11. Sheds, garages, and all accessory structures must be maintained and in good repair.

In addition: Please be sure to close out any and all construction permits as well as any violations that may exist.

01/27/2022



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ZONING / CODE ENFORCEMENT OFFICE

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January 15, 2022

UPDATES ON SMOKE AND CO ALARMS FOR INSPECTIONS

Dear Property Owners:

Updates to the code regarding battery- operated smoke alarms and carbon monoxide alarms went into effect on January 1, 2019. Many homeowners are not aware of these new life safety requirements which are now being enforced on rental and housing inspections in 2022.

In One and Two - Family or attached Single Family Dwellings, smoke alarms shall be installed as follows:

1. On each level of the premises to include the basement
2. In each bedroom
3. Outside of each separate bedroom (within 10 feet) in the hallway

10 YEAR SEALED BATTERY- POWERED SINGLE STATION SMOKE ALARMS ARE NOW REQUIRED. However, A/C -powered single or multi-station smoke alarms installed as part of the original construction or rehabilitation project shall not be replaced with battery- powered smoke alarms. A/C powered smoke alarms with battery backup shall be acceptable.

CARBON MONOXIDE ALARMS shall be installed in all dwelling units in one and two family or attached single family dwellings, except for units in buildings that do not contain fuel burning devices or have an attached garage.

1. Single station carbon monoxide alarms shall be installed and maintained in the immediate vicinity of the sleeping areas
2. Carbon monoxide alarms may be battery operated, hard-wired or plug in type and shall be in accordance with NFPA -720

Sincerely,

Gary Stocco, Director
Zoning, Code and Construction