



Construction Code Communicator



State of New Jersey Department of Community Affairs Philip D. Murphy,
Governor Lt. Governor Sheila Y. Oliver, Commissioner

[REDACTED]

(Reprint of GovConnect Notice sent to Municipal Clerks, Administrators, and Housing Authorities on March 1, 2022)

Please be advised that last July the Governor signed P.L. 2021, c. 182 into law. This Lead Law addresses lead based paint in rental housing, one of the biggest sources of lead exposure for children. The signing of this law marked a major step forward in our efforts to end childhood lead poisoning.

Specifically, this law pertaining to lead-based paint hazards, residential rental property, and establishing lead-based paint hazard programs was approved on July 22, 2021. The Act takes effect one year following the date of enactment, but the Department of Community Affairs, and municipalities, are authorized to take anticipatory actions necessary for the implementation of the Act. The full text of the act is available online at: *

https://www.njleg.state.nj.us/Bills/2020/PL21/182_PDF.

The act imposes an obligation on municipalities that maintain permanent local agencies for the purpose of conducting inspections and enforcing laws, ordinances, and regulations concerning buildings and structures, to perform inspections of certain single-family, two-family, and multiple rental dwellings for lead-based paint hazards, at times specified in the Act. Municipalities that do not maintain such local agencies shall hire a certified lead evaluation contractor to perform such inspections. A municipality shall permit dwelling owners/landlords to directly hire a certified lead evaluation contractor for this purpose. If lead-based paint hazards are identified, then the owner of the dwelling shall remediate the hazards through abatement or lead-based paint hazard control mechanisms.

As we get closer to the effective date of the Act, the Department will be providing further information on the requirements of the Act and how it is to be implemented. In the meantime, the Department encourages municipalities to begin to familiarize themselves with the requirements of the bill and to begin to prepare for implementation.

Any questions should be emailed to: LeadLaw21pL182@dca.nj.gov. Municipal clerks are asked to provide this message to any departments that may be responsible for its implementation.

Source: Code Development Unit
(609) 984-7609

RESIDENTIAL/COMMERCIAL RENTAL REQUIREMENTS

Note: This list is not all inclusive, other items may be noted upon inspection.

ATTENTION: PERMITS AND APPROVALS ARE REQUIRED FOR ANY RECENT CONSTRUCTION AND ALL OPEN PERMITS MUST HAVE A FINAL INSPECTION BEFORE A CRO CAN BE ISSUED.

- Smoke Alarms-Ten year sealed battery or hardwired must be installed. (See attachment)
- Carbon Monoxide Detectors-Must be installed within 10' of each sleeping area. (See attachment)
- Fire Extinguishers- A portable fire extinguisher shall be installed. (See attachment)
- A copy of the lease must be provided with all rentals at the time of application.
- Property card from the Tax Department must match what we are inspecting.
- Inspecting the rental for any work that was performed without the proper permits.
- Rental units must be vacant, clean and ready for re-occupancy at the time of inspection.
- Floors, walls, ceilings must be free from dirt, mold, mildew, cracking or flaking paint. Floors must be free from any tripping hazards and be maintained in good repair.
- GFCI outlets shall be installed in all kitchens, bathrooms, laundry rooms, unfinished basements, garages and all exterior applications. Exterior outlets must have protective covers or be in enclosures.
- If rental unit has a fire place or wood burning stove, they must be certified safe and clean for use by a certified chimney company. NOTE: We will need the certificate (valid for 1 year from date of issue.) before the CRO certificate will be issued and inspection scheduled.
- Extension cords cannot be used as a substitute for permanent wiring.
- Electrical power, gas and water must be turned on for the inspection.
- Mechanicals in a one or two family house must be inspected by a heating professional and certify that everything is in working order. NOTE: We will need the certificate (valid for 1 year from date of issue.) before the CRO certificate will be issued and inspection scheduled.
- Exterior stairs, decks and porches shall be free from any loose boards or loose cement, maintained and equipped with approved handrails/guardrails.
- Interior steps/stairwells shall be equipped with approved handrails/guardrails.
- There shall be an approved cover on all outlets, switches and junction boxes.
- Windows must be operable and all cracked windows must be replaced. Screens shall be installed on every window.
- Buildings shall have approved address numbers placed in a position to be plainly legible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers

shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4" in height with a stroke of ½"

- Entrance doors must be self-closing and latch when a door enters a common area. Doors providing access to a dwelling unit, rooming unit or house-keeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from the side from which egress is to be made without the need of keys, special knowledge or effort and shall have a minimum lock throw of 1".

-No signs of infestation.

-Clothes dryer must be inspected by a professional and must certify that the unit is operating properly and free from lint. NOTE: We will need that certificate (valid for 1 year from date of issue.) before the CRO certificate will be issued and inspection scheduled.

-No open penetrations in walls or ceilings.

-Occupancy load will be 2 individuals and children under the age of 4 to every approved bedroom.

-Sidewalks and walkways must be maintained in good repair and free from any tripping hazards.

-Pools- Pools must be inspected by a professional and a bonding certificate shall be issued. NOTE: We will need that certificate (valid for 1 year from date of issue.) before a CRO certificate will be issued and inspection scheduled.

-No obvious leaks or damaged or missing shingles.

****THIS INSPECTION IS VISUAL ONLY. IT SHOULD NOT BE CONSIDERED A GUARANTEE OR WARRANTY OF ANY KIND****

RESIDENTIAL RESALE REQUIREMENTS

-Property card from the Tax Department must match what we are inspecting.

-Working smoke and carbon monoxide alarms. (See attachment)

-Fire Extinguisher- A portable fire extinguisher shall be installed. (See attachment.)

-Looking for any work that was performed without the proper permits.

- Entrance doors must be self-closing and latch when a door enters a common area. Doors providing access to a dwelling unit, rooming unit or house-keeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from the side from which egress is to be made without the need of keys, special knowledge or effort and shall have a minimum lock throw of 1".

-No open penetrations in walls or ceilings.

-Exterior stairs, decks, porches shall be free from any loose boards or loose cement, maintained and equipped with approved handrails/guardrails.

-Interior steps/stairwells shall be equipped with approved handrails/guardrails.

-Sidewalks and walkways must be maintained in good repair and free from any tripping hazards.

-Certificate of code status from Fire Prevention

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Volume 34, Number 1

Spring 2022

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