



**TOWNSHIP OF NEW BRITAIN**

**RESIDENTIAL OCCUPANCY INSPECTION CHECKLIST**  
**TOWNSHIP ORDINANCE NO. 2010-02-02**

DATE OF INSPECTION: \_\_\_/\_\_\_/\_\_\_ REINSPEC DATE: \_\_\_/\_\_\_/\_\_\_ REINSPEC: PASSED [ ] FAILED [ ]  
ADDRESS OF PROPERTY: \_\_\_\_\_  
OWNER(S) OF THE PROPERTY: \_\_\_\_\_  
TAX MAP PARCEL NUMBER: #26-\_\_\_\_\_

- YES  NO **SMOKE DETECTORS ARE INSTALLED AND OPERATING ON EVERY STORY INCLUDING BASEMENT AND ALL BEDROOMS. ALL MONITORED SYSTEMS MUST BE INSPECTED AND CERTIFIED BY AN ALARM COMPANY ON TWP PROVIDED INSPECTION FORM. ALL HOMES THAT WERE BUILT WITH 110V INTERCONNECTED SMOKE DETECTORS MUST MAINTAIN THIS SYSTEM. (IPMC - 704.2)**
- YES  NO **CARBON MONOXIDE DETECTORS ARE INSTALLED IN THE VICINITY OF THE BEDROOMS, THE FOSSIL-FUEL-BURNING HEATER, FIREPLACE, AND GARAGE. CARBON MONOXIDE DETECTOR FOR GARAGE MUST BE INSTALLED ON INSIDE OF HOUSE NEAR GARAGE MAIN DOOR. (ORDINANCE #2012-02-01)**
- YES  NO **LOCKS ON MEANS OF EGRESS DOORS ARE READILY OPENABLE FROM THE INSIDE WITHOUT NEED FOR KEYS, SPECIAL KNOWLEDGE, OR EFFORT. (IPMC-702.3)**
- YES  NO **EVERY WINDOW, DOOR AND FRAME IS IN SOUND CONDITION, GOOD REPAIR AND WEATHER TIGHT. (IPMC-702.3)**
- YES  NO **THE FIRE RESISTANCE RATING OF FLOORS, WALLS, CEILINGS, AND OTHER ELEMENTS AND COMPONENTS INCLUDING FIRE DOORS AND SMOKE BARRIERS ARE MAINTAINED. (IPMC - 703.1, IPMC - 703.2)**
- YES  NO **ALL EXTERIOR SIDEWALKS, WALKWAYS, STAIRS, DRIVEWAYS, CURBS, PARKING SPACES AND SIMILAR AREAS ARE IN A PROPER STATE OF REPAIR. MAKE SURE CURBS, DRIVEWAY APRONS, AND SIDEWALKS ARE NOT DETERIORATED, UNEVEN, CRACKED, BROKEN, A TRIP HAZARD, AND WILL HOLD UP THROUGH MILLING AND PAVING PROCESS. (IPMC-302.3)**
- YES  NO **ALL INTERIOR STAIRS AND RAILINGS ARE MAINTAINED IN SOUND CONDITION AND GOOD REPAIR. (IPMC-305.4)**
- YES  NO **EVERY EXTERIOR AND INTERIOR FLIGHT OF STAIRS HAVING MORE THAN FOUR(4) RISERS, AND EVERY OPEN PORTION OF A STAIR, LANDING OR BALCONY MORE THAN 30 INCHES ABOVE THE GRADE OR FLOOR HAS HANDRAILS AND GUARDS (MAXIMUM FOUR (4) INCH OPENING BETWEEN BALUSTERS). (IPMC-307.1)**
- YES  NO **THE ELECTRICAL SYSTEM INCLUDING SERVICE, FUSING, OUTLETS, AND WIRING HAS NO VISIBLE OR OBVIOUS DEFECTS WHICH CONSTITUTE A HAZARD TO THE OCCUPANT(S). (IPMC-604.3)**
- YES  NO **IF A SUMP PUMP IS INSTALLED, HAS IT BEEN PROPERLY INSTALLED AND MAINTAINED IN A SAFE APPROVED MANNER (SHALL NOT BE CONNECTED TO PUBLIC SEWER). (IPMC-504.1)**
- YES  NO **TEMPERATURE / PRESSURE RELIEF VALVE FOR HOT WATER HEATER HAS DISCHARGE PIPE PROPERLY INSTALLED (EXTENDS NOT MORE THAN SIX (6) INCHES OFF FLOOR WITHOUT REDUCTION IN PIPE DIAMETER). (IPMC-505.4)**
- YES  NO **MECHANICAL APPLIANCES. ALL, FIREPLACES, SOLID FUEL-BURNING APPLIACNES, SHALL BE PROPERLY INSTALLED AND MAINTAINED INA SAFE WORKING CONDITION (IPMC-603.1)**
- YES  NO **STREET ADDRESS IS LEGIBLE AND DISPLAYED IN 6 INCH ARABIC CHARACTERS IF WITHIN 50 FEET OF RIGHT-OF-WAY OR DISPLAYED IN 4 INCH ARABIC CHARACTERS THREE (3) FEET ABOVE GRADE ON EACH SIDE OF MAILBOX OR POST AT END OF DRIVEWAY ON SAME SIDE OF STREET AS STRUCTURE. (IPMC-304.3)**

ADDITIONAL TOWNSHIP CODES AND/OR RECOMMENDATIONS: \_\_\_\_\_

INSPECTED BY: \_\_\_\_\_  
CODE ENFORCEMENT OFFICER  
REINSPECTED BY: \_\_\_\_\_  
CODE ENFORCEMENT OFFICER

ACCESSORY STRUCTURES

_____ DECK	_____ PATIO
_____ SHED	_____ BARN
_____ GARAGE	_____ OTHER
_____ POOL	_____ FINISHED BASEMENT
	_____ NONE