

TOWN OF PHILLIPSBURG

120 Filmore Street, Phillipsburg NJ 08865

908-454-5500 ext 346 for permits ext 341 for CH appointments

Most Common Certificate of Habitability Violations 2019

1. Smoke Detectors and Carbon Monoxide Detectors:
 - ~Dining or living room ceiling
 - ~Basement near the bottom of the stairs (two in a large basement)
 - ~Second and third floor hallways (outside bedrooms)
 - ~All CO detectors must be within 10 feet of all sleeping areas
 - ~ Fire Extinguisher must be minimum 2A – 10 BC but no larger than 10 lb. & must be mounted in or within 10 ft. of kitchen. Top of extinguisher must not be more than 5 ft. from floor.

*****Must not mount extinguisher in area blocked by stove******

~All new smoke detectors and detectors 10 yrs. and older must be replaced with 10 yr. sealed battery detector
2. Electrical:
 - ~Minimum of two receptacles per habitable room (7' x 10'). A larger room requires more.
 - ~G.F.I. receptacle in the bathroom and exterior and all kitchen counter tops
 - ~Grounded receptacle for laundry outlet
 - ~Stairway lighting and switch
 - ~Switch for existing pull-chain ceiling lights in habitable rooms
 - ~100-amp service (if existing service requires replacement)
 - ~Faulty wiring, bad splices, open junction boxes
 - ~No visible knob & tube wiring in unit
3. Windows:
 - ~All windows must be operable
 - ~Hardware or sash cord should hold windows open, not sticks
4. Plumbing & Heating:
 - ~Leaks
 - ~Connection to town sewer
 - ~Documentation of furnace service
5. Handrails and Guardrails:
 - ~Stairs more than three risers require handrails
 - ~Porches over 30" high require guardrails with balusters
6. Exterior and Interior Structural:
 - ~Painting (exposed wood, peeling and flaking paint)
 - ~Siding repairs
 - ~Sidewalks cracked, crumbling or buckled
 - ~Missing or loose slate or shingles
 - ~Chimneys in need of repair or re-grouting
 - ~Large holes in walls
 - ~Loose and broken stairs
 - ~Gutters and downspouts in good repair
7. Debris Removal:
 - ~Attics, basements and yards

IT IS YOUR RESPONSIBILITY TO OBTAIN ANY PERMITS FROM THE BUILDING DEPT TO CORRECT ANY OF THE VIOLATIONS

**All repairs or construction shall be done in accordance with all applicable codes. These are only the most common problems found during C/H inspections; other violations, as per the adopted "Existing Structure Code," may be found.

***If violations are found, it will be your responsibility to correct them and contact the office to arrange an appointment for a re-inspection.

For clarification, please email Ted - TSerrano@PhillipsburgNJ.org or Pat - PKays@PhillipsburgNJ.org THANK YOU!