

## TOWN OF PHILLIPSBURG

### Most Common Certificate of Habitability Violations

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!\*\*\*\*\***
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 ULTIMATELY YOUR RESPONSIBILITY TO ASCERTAIN THE NEED  
FOR ANY PERMITS TO CORRECT ANY OF THE VIOLATION!**

\*\*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 call (908) 454-5500, Ted @ extension 312 or Paul extension 313.