

FIRE EXTINGUISHER REQUIREMENTS

P.L.1991, c. 92 (C.52:27D-198.1) – Effective November 1, 2005: All one and two family dwellings with a change in occupancy are required to provide a portable fire extinguisher in addition to the requirements for carbon and smoke detectors.

The following are the requirements for the type and placement of extinguishers:

1. At least 1 portable fire extinguisher shall be installed in all one and two family dwellings upon change in occupancy.
2. The extinguisher shall be listed, labeled, charged and operable.
3. The size shall be no smaller than 2A:10B:C, rated for residential use and weighs no more than 10lbs.
4. The hangers or brackets supplied by the manufacturer must be used.
5. The extinguisher must be located within 10feet of the kitchen.
6. The top of extinguisher must not be more than 5 feet above the floor.
7. The extinguisher must be visible and in readily accessible location, free from being blocked by furniture, storage or other items.
8. The extinguisher must be near a room exit or travel path that provides an escape route to the exterior.
9. The extinguisher must be accompanied by an owner's manual or written information regarding the operation, inspection and maintenance of the extinguisher.
10. The extinguisher must be installed with the operating instructions clearly visible.

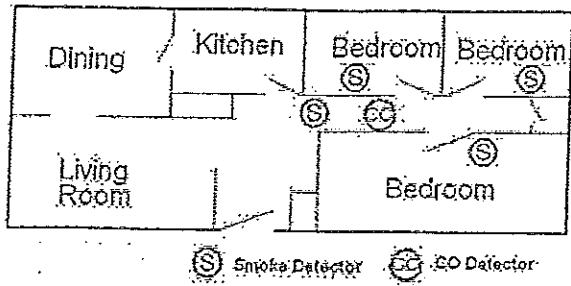


Figure 1

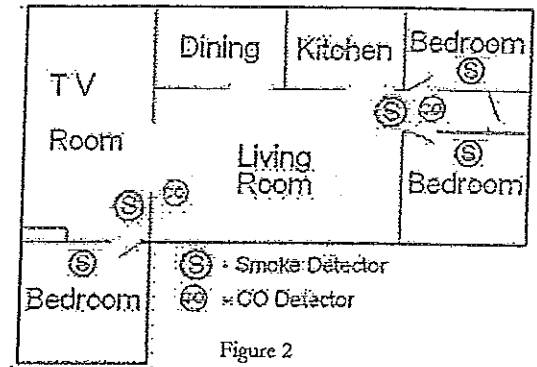


Figure 2

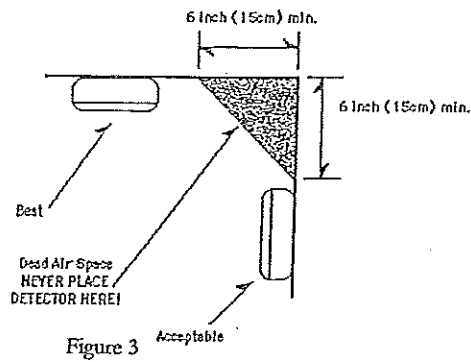


Figure 3

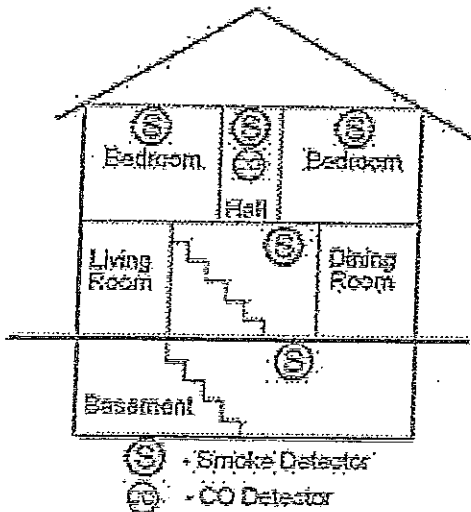


Figure 4

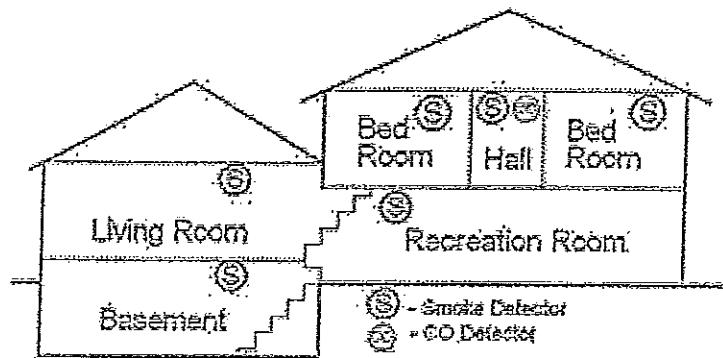


Figure 5

RESOLUTION 2009:151

WHEREAS, the Borough of Magnolia has an inspection process for residential properties for rent and for sale in order to issue a certificate of occupancy; and

WHEREAS, there is a list of items reviewed during the inspection regarding safety and maintenance of certain parts of the property; and

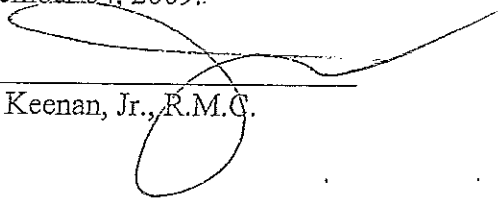
WHEREAS, the driveway is an important part of the property used not only as an access way to the home, but to drive and park a vehicle off the improved roadway; and

WHEREAS, the borough property maintenance code states driveways should be kept in good repair, and driveways which are deteriorated, uprooted, cracked or dilapidated shall be repaired by the owner; and

WHEREAS, upon inspection of a residential property for rent or for sale shall include the driveway,

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council to include the inspection of the driveway, which will include concrete, asphalt, stone or any other surface, for the purpose of enforcing the property maintenance code section regarding driveways.

I, John D. Keenan, Jr., Borough Clerk, hereby certify the above resolution was adopted on November 04, 2009..



John D. Keenan, Jr., R.M.C.

GENERAL REQUIREMENTS

another person to occupy premises which are not in a sanitary and safe condition and which do not comply with the requirements of this chapter. Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises which they occupy and control.

❖ The owner is responsible for complying with the requirements of Chapter 3, except when the code places the responsibility on the occupants to keep their portion of the premises in a safe and sanitary condition.

Simply stated, owners must provide a safe and sanitary property and premises when they let it for occupancy. Occupants must continue to keep it safe and sanitary while they occupy, control or use the property and premises.

301.3 Vacant structures and land. All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

❖ Both vacant structures and vacant land present special concerns to communities. Because no one is living on these premises, they are often ignored by the owners. Consequently, this section establishes the code official's authority to order the cleanup of vacant lands and the securing of vacant structures that might present an attractive nuisance.

When the owner fails to secure a vacant structure, Section 108.2 provides the code official with the authority to arrange for securing such buildings. Additionally, Section 110 authorizes the code official to pursue demolition of any structure that is deemed unreasonable to repair. When a structure is reasonable to repair, the code official is authorized to require the necessary repairs.

SECTION 302 EXTERIOR PROPERTY AREAS

302.1 Sanitation. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

❖ This section establishes a simple, straightforward requirement that exterior areas shall be clean and free from rubbish and garbage (see the definitions in Chapter 2). The code official may find that enforcement of this section is frequently neither straightforward nor simple.

Each jurisdiction has neighborhoods within the overall community that have distinct characteristics. Deteriorated, low-cost housing may dominate in one area, while another has expensive, well-maintained housing units. Sanitation standards should be enforced uniformly and consistently.

302.2 Grading and drainage. All premises shall be graded and maintained to prevent the erosion of soil and to prevent the

accumulation of stagnant water thereon, or within any structure located thereon.

Exception: Approved retention areas and reservoirs.

❖ Improperly graded property areas create health and safety hazards. Stagnant water provides a home for many nuisance insects, especially the mosquito. Stagnant water next to a structure can cause mold growth, which can lead to the decay of wooden members. Pooled water is an attractive nuisance for children and has contributed to numerous drowning deaths.

Stagnant water is foul or stale water. Regrading the premises may be necessary to prevent stagnant water. If regrading is not practical, some type of water-diversion system must be installed. Other solutions include replacing nonabsorbent soil with absorbent soil, installing underground drain tile or building an underground leaching pit.

Soil erosion can be a nuisance if material is being deposited in drainage systems or on adjacent properties, and is an indication of improper grading. Planting and maintaining an acceptable ground cover generally prevents erosion.

As indicated by the exception, water retention areas or reservoirs are permitted by the code even though they may contain stagnant water; however, the code official must approve their use.

302.3 Sidewalks and driveways. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

❖ The code official is authorized to require that all sidewalks, walkways, stairs, driveways, parking spaces, etc., are usable and kept in proper repair. Walking surfaces that have deteriorated to a condition that presents a hazard to pedestrians must be repaired or replaced to eliminate the hazard and thus reduce the potential for accidents or injuries.

302.4 Weeds. All premises and exterior property shall be maintained free from weeds or plant growth in excess of (jurisdiction to insert height in inches). All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

❖ Criteria establishing maximum heights for grass and weeds are necessary to reduce rodent shelters and pollen dust problems.

This section provides a mechanism for removal of

BOROUGH OF MAGNOLIA CODE

CHAPTER 205. PLUMBING*

Article I. Backwater Valves

15.205-1. Purpose.

ARTICLE I.

BACKWATER VALVES†

15.205-1. Purpose.

Ordinance No. 136, as amended by Ordinance No. 364A, of the Borough of Magnolia, is hereby amended by deleting therefrom the existing section P-1003.0, entitled "Backwater Valves," and the following section is hereby substituted in its place and stead:

P-1003.0. Backwater Valves

P-1003.1. Approval: Backwater valves shall conform to the requirements therefor contained in applicable standards for plumbing materials published by the American National Standards Institute.

P-1003.2. Fixtures subject to backflow: Drainage piping serving fixtures that are located below the elevation of the curb at the point where the building sewer crosses under the curb or property line, and above the crown level of the main sewer, shall be protected from backflow of sewage by the installation of a backwater valve of a type approved by the bureau's plumbing official.

P-1003.3. Fixture branches subject to backflow. The backwater valve shall be installed only in that branch or section of the drainage system which receives a discharge from fixtures located as stated in P-1003.2.

P-1003.4. Material for backwater valves. Backwater valves shall have all bearing parts or corrosion resistant materials.

P-1003.5. Construction of backwater valves: Backwater valves shall be constructed so that a mechanical seal against backflow will be provided.

P-1003.6. Diameter of backwater valves. Backwater valves, when fully opened, shall have a capacity not less than that of the pipes in which they are installed.

*Editor's note—History: Adopted by the mayor and council of the Borough of Magnolia as indicated in article histories. Amendments noted where applicable.

†Editor's note—Adopted 8-23-1984 by Ord. No. 432.

P-1003.7. Location of backwater valves: Backwater valves shall be installed so their working parts will be readily accessible for service and repairs.

P-1003.8. The cost of installation and maintenance of the backwater valves required by this section shall be borne by the owner of the premises, and the risk of loss for damage sustained by such premises as a result of use, improper use or failure to have a backwater valve required by this section in operating condition shall be borne by such owner.