



NEW JERSEY DEPARTMENT
OF CHILDREN AND FAMILIES

New Jersey Department of Children and Families Policy Manual

Manual:	NJAC	NJ Administrative Code Excerpts	Effective Date:
Title	10	Human Services	
Chapter	122C	Manual Of Requirements For Resource Family Parents	2/13/2012
Subchapter:	4	Physical Facility Requirements	
Section	1	Physical facility and maintenance requirements (N.J.A.C. 10:122C-4.1)	

§10:122C-4.1 Physical facility and maintenance requirements

(a) Level I physical facility requirements are as follows:

1. In order to receive and maintain an initial or renewal license, the resource family home shall be in compliance with all applicable local and State laws, including the New Jersey Uniform Construction Code, as specified in N.J.A.C. 5:23, and the New Jersey Uniform Fire Code, as specified in N.J.A.C. 5:70, with respect to occupancy of a dwelling, health and fire safety provisions.

2. If the home has a swimming pool or a natural bathing area, the resource family parent or applicant shall:

i. Maintain a ring buoy with a rope, extension pole or other device that can be used to rescue a swimmer in distress;

ii. Meet all applicable local ordinances that apply to a swimming pool or natural bathing area;

iii. Enclose a swimming pool or natural bathing area with a barrier approved by the Office of Licensing; and

iv. Ensure that an adult approved by the resource family parent or applicant supervises all children while they are in the pool, pool area or natural bathing area.

(b) Level I maintenance requirements are as follows:

1. Rodent or insect infestation shall be controlled if present.

2. All corrosive agents, insecticides, bleaches, polishes, products under pressure in an aerosol can and toxic substances shall be labeled and stored in an area inaccessible to children who are under 10 years of age or whose assessment indicates the need for such protection.

3. Alcoholic beverages shall be stored in an area inaccessible to children as necessary to ensure the safety of a specific child or children in placement.

4. If the home serves one or more infants or toddlers, the resource family parent or applicant shall ensure the installation of:

- i. Safety latches on cabinets and closets containing hazardous or toxic substances;
- ii. Safety gates on stairways and landings; and
- iii. Protective safety covers on all electrical outlets accessible to children.

5. A telephone shall be in service in the home at all times when a child in placement is present.

6. The resource family parent or applicant shall not use spray coatings containing asbestos on any interior or exterior surfaces of the home or on any equipment used therein, in accordance with rules of the State Department of Environmental Protection, as specified in N.J.A.C. 5:23-8. If the New Jersey Department of Health and Senior Services determines the presence of sprayed-on asbestos-containing materials, and concludes that corrective action must be taken to minimize exposure potential, the resource family parent or applicant shall follow the recommendation of that Department for enclosure, removal or other appropriate action to remove the threat or risk of asbestos contamination.

7. Major appliances shall be plugged directly into electrical outlets. Small appliances may be operated by using an appropriately rated power strip. Extension cords shall not be used to connect appliances to electrical outlets.

8. The resource family parent or applicant shall not use lead paint on and shall remove lead paint from any interior or exterior surfaces of the home, and from any furniture, toys, or other equipment used therein, in accordance with the provisions of the State Lead Paint Law, pursuant to N.J.S.A. 24:14A-1 et seq., and with the provisions of the State Sanitary Code, as specified in N.J.A.C. 8:51-7. If the Department determines that lead paint is hazardous to the health, safety and well-being of a child in placement, the resource family parent or applicant shall ensure the removal of the lead paint hazard.

9. Major plumbing, drains, sewer lines and septic systems shall be operable and in good repair.

10. At least one toilet, one wash basin and one bathtub or shower shall be provided in the home and shall be in good working order.

11. Each egress door shall be readily opened from the side from which egress is to be made without a key, special knowledge or effort.

(c) The home, land and outdoor area shall be free from hazards to the health, safety or welfare of children. Each requirement in this subsection is a level I requirement.

1. Light switches, electrical junction boxes, fuse boxes, electrical control panels and electrical sockets shall have protective plate covers.

2. During activities in the home, sufficient natural or artificial light shall be provided in all rooms used by a child in placement.

3. Heating and ventilation requirements are as follows:

i. A minimum temperature of 65 degrees Fahrenheit (18.5 degrees Celsius) shall be maintained in all rooms used by a child in placement.

ii. Crawl spaces, attic spaces, and all doors and windows used for natural ventilation shall have insect screening.

4. Kitchen and bathroom requirements are as follows:

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