

CHECKLIST FOR REQUIRED RESIDENTIAL INSPECTIONS

B IS BUILDING , E IS ELECTRIC , P IS PLUMBING , F IS FIRE

ADDITIONS/GARAGES: B Footing, B Backfill, B Slab, B Framing, B Sheathing, E Rough, P Rough (If Installed) B, Insulation, B, E, P, F Final

BASEMENT: B Framing, E Rough, P Rough (If Installing) B Insulation (If Installing) B, E, P, F Final

DECK: B Footing, B Framing , B Final

FURNACE: B, E, F, P Final

HOT TUB: B, E Final

POOL INGROUND: B Footing, B Collar, B Steel, E Trench, E Bonding, P Gas Pipe (If there is a heater) B, E

RADON: B, E Final

ROOF & SIDING: B Final

SEWER CONNECTION: P Trench, P Final

SHED: Under 200sq. ft. B Final, Over 200sq. ft. B Footing B Final

SIGNAGE: B Footing (If Required) B, E Final

SINGLE FAMILY DWELLING: B Footing, B Foundation, B Backfill (need location survey), P Sewer & Water Service, B Basement Slab, B Garage Slab, P Gaspipe, B Framing, B Sheathing , E Rough, P Rough, B Insulation, B, E, P , F Final

TANK: Underground Storage B Rough and Final (Tank out of ground, hole open) Oil Tank Placement B, F, P, Final

WATER CONNECTION: P Trench, P Final

WHO CAN PREPARE THE PLANS FOR A SMALL JOB REQUIRING A CONSTRUCTION PERMIT?

NJAC 5:23-2.15 VIII

Architect or licensed engineer who prepared the plans shall be affixed to each sheet of each copy of the plans submitted and on the first or title sheet of the specifications and any additional supportive information submitted. The construction official shall waive the requirement for sealed plans in the case of a single family home owner who had prepared his own plans for the construction, alteration or repair of a structure used or intended to be used exclusively as his private residence, and to be constructed by himself, providing that the owner shall submit an affidavit attesting to the fact that he has prepared the plans and provided further that said plans are in the opinion of the construction official, and appropriate subcode official, legible and complete for purposes of ensuring compliance with the regulations.

Inspections during Construction

Building Subcode Inspection

Note: No building inspection will be made prior to any required plumbing or electrical inspection approval.

- Bottom of footings prior to placement of concrete
- Reinforcement prior to placement of concrete
- Foundations and all walls prior to backfilling -- New buildings must have foundation location
- Floor slab(s) prior to placement of concrete
- All exterior sheathing
- Rough inspection which includes all structural walls, floors and roofs prior to covering with finish or infill materials. This inspection shall be called for after rough plumbing, fire and electrical approvals have been obtained
- Insulation inspection prior to installation of finish materials
- Gypsum board inspection before spackling and taping
- Final inspection which includes equipment, final connections and all finish materials

Electric Subcode Inspections

- Rough electric under concrete slab prior to backfill and placement of concrete
- Rough electric which includes outlet spacing, type of box and size, wire size and grounding prior to covering with finish or infill materials
- Service which includes panel(s) wire size, groundings and over current protection
- Final inspection which includes devices, fixtures, appliances, GFI requirements after installation of finish materials and utilization equipment

Plumbing Subcode Inspections

- Rough plumbing under concrete slab prior to backfill and placement of concrete
- Rough plumbing which includes sanitary piping and water piping.
- Water service from building to property line or curb line
- Sewer service from building to property line or curb line or to septic tank
- Final plumbing which includes piping, trim, fixtures, cross connections, back flow preventors and radon
- Rough gas piping, requires air test
- Final gas piping to all appliances requiring gas
- Final on hydronic heating systems and hot water heaters
- Final air conditioning on all units manufactured for domestic and commercial cooling

Fire Subcode Inspections

- Rough fire inspection
- Final inspection which includes a performance test to demonstrate its efficiency of operation and alarms

For renovations and projects other than new construction, contact the Construction Department for inspection requirements.

List of projects when permits are not required

Building permits

- Exterior and interior painting
- Installation, repair or replacement of sheetrock of less than 25% of the wall in any given room.
- Wallpapering and vinyl wall coverings (paneling requires permit).
- Installation and replacement of any window or door in the same opening without altering the dimensions or framing of the original opening.
- Kitchen cabinet and replacement
- The repair of roofing not exceeding 25% of the total roof area within any 12 month period.
- The repair of siding not exceeding 25% of the total exterior wall area with a 12 month period

Plumbing Permits

- Replacement of hose bib valves, however, they must be replaced with an approved breaker.
- Vacuum replacing of existing fixtures.
- Replacement of ballcocks, however, they must be an approved anti-siphon type.
- Repair of leaks involving the replacement of piping between two adjacent joints only.
- Clearances of stoppages.
- Replacement of faucets
- Replacement of traps in single family residences.
- Replacement of domestic clothes washer and dishwashers.

Electrical Permits

- Replacement of and receptacle, switch or lighting fixture rated at 20 amps or less.
- Replacement of receptacles where ground fault receptacle is required, must be done by permit.
- Repairs to doorbells, communication systems and motor operated devices.
- Communication wiring in a single family residence.
- Replacement of domestic dishwashers
- Replacement of range hoods in single family dwellings.

Fire Protection Permits

- Replacement of smoke or heat detectors.
- Installation of battery powered smoke detectors.

Construction Permit Application Checklist