

BOROUGH OF SEA BRIGHT
APPLICATION FOR CONTINUED CERTIFICATE OF OCCUPANCY
1167 OCEAN AVENUE
SEA BRIGHT, NJ 07760
732-842-0099 EXT. 20, FAX 732-741-3116

THIS SECTION FOR OFFICE USE ONLY:

DATE _____ OPEN PERMITS _____ AMOUNT _____

BLOCK _____ LOT _____ TAX/SEWER CURRENT _____

.....
COMPLETE ALL INFORMATION BELOW. MAKE CHECK PAYABLE TO THE BOROUGH OF SEA BRIGHT.

NAME AND PHONE NUMBER OF PERSON INSPECTOR CAN CONTACT TO SCHEDULE APPOINTMENT _____

C/O TYPE-CHECK ONE:

_____ RENTAL PER UNIT \$ 50.00 DATE OF RENTAL OCCUPANCY _____

_____ SALE PER UNIT \$100.00 DATE OF REAL ESTATE CLOSING _____

_____ COMMERCIAL \$100.00

_____ **RE-INSPECTION \$ 25.00**

DOES PROPERTY HAVE A SUMP PUMP _____ YES _____ NO

_____ SUMP PUMP FEE \$20.00

PRESENT PROPERTY OWNER _____

MAILING ADDRESS OF OWNER _____

TELEPHONE NUMBER OF OWNER _____

INSPECTION ADDRESS _____

NUMBER OF PERSONS TO OCCUPY _____ NUMBER OF BEDROOMS _____

BUYERS/RENTERS NAMES _____

CERTIFICATION

I HEREBY ATTEST, TO THE BEST OF MY KNOWLEDGE THAT THE DWELLING IS IN COMPLIANCE WITH MUNICIPAL ORDINANCES, HEALTH, SAFETY AND MAINTENANCE STANDARDS, AND CODES. IF (3) OR MORE UNITS, THEN HOTEL AND MULTIPLE DWELLING LAWS AND REGULATIONS APPLY. I ACKNOWLEDGE THAT WORKING SMOKE DETECTORS ARE REQUIRED IN THE RESIDENCE UNDER THE UNIFORM FIRE SAFETY ACT. IN ADDITION, I ACKNOWLEDGE THAT A CARBON MONOXIDE ALARM IS REQUIRED IN ANY DWELLING CONTAINING A FUEL BURNING APPLIANCE AND/OR AN ATTACHED GARAGE. I HAVE READ THE INSPECTION CHECKLIST AND UNDERSTAND ALL THE REQUIREMENTS.

APPLICANT'S SIGNATURE _____

OWNER OR AGENT FOR OWNER

.....
INSPECTOR _____ CO# ISSUED _____ DATE ISSUED _____

TEMPORARY CO COMPLIANCE DATE _____

CERTIFICATE OF OCCUPANCY REQUIREMENTS/CHECKLIST

Basic Certificate of Occupancy Requirements follow the International Property Maintenance Code. The following is a condensed version reflecting what is required. However, considering each residence is different it will be up to the housing inspector's discretion to interpret and enforce the provisions of the Code.

***EXTERIOR PROPERTY AREAS**

- Property free of garbage or rubbish.
- Sidewalk and driveway in good state of repair.
- No infestation of rats.
- Weeds or grass should not exceed 10 inches.
- Exterior of structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. Paint or siding must be in good condition. Fences and landscaping included.
- Handrails or guards must be secure, capable of handling imposed loads.

***INTERIOR PROPERTY AREAS**

- No peeling paint or plaster and it must be in clean stable condition.
- Handrails and guards shall be secure and capable of handling imposed loads.
- Windows and doors in good operating condition and weather tight, screens are required in occupied space April 15th to October 15th.
- Locks at all entrances to dwelling units shall tightly secure the door.
- GFI outlets shall be required within 3 feet of a water outlet.
- Mechanical and electrical equipment (heating/cooking) must be in good working order. Stove, refrigerator, hot and cold water required.
- Bathroom facilities must be in good working order and sanitary waste lines maintained to flow freely. Kitchen areas must be free of garbage and in sanitary condition. When pets are permitted, these areas must be maintained in a clean, sanitary condition to include exterior of building.
- Anti-tip bracket for stove.

***FIRE SAFETY REQUIREMENTS**

- The detectors required below shall be located in accordance with NFPA 74-1984. The detectors are not required to be interconnected. Battery powered detectors are acceptable. Homes constructed after January 1977 provided with AC powered and /or interconnected detectors shall be maintained in working order:
 - On each level of the dwelling, including basements, excluding attic or crawl spaces; and
 - Outside each separate sleeping area and must be in working order; and
 - Carbon monoxide detector installed within the vicinity of each sleeping area and be in working order; and
 - Min. 2A10BC Max 10lb ABC fire extinguisher mounted in the vicinity of the kitchen.
- No storage of combustible, flammable, explosive or hazardous materials. All egress doors shall be openable from the egress side and without the need of special knowledge or keys or special effort.