

**BOROUGH OF SEA BRIGHT**  
**APPLICATION FOR CONTINUED CERTIFICATE OF OCCUPANCY**  
**1099 OCEAN AVENUE**  
**SEA BRIGHT, NJ 07760**  
**732-842-0099 EXT. 120, FAX 732-936-8998**

**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 VISUAL INSPECTION ONLY

Basic Certificate of Occupancy Requirements follows 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.
- House number must be at least 3" high and clearly visible from the street.
- Weeds or grass should not exceed 6 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 15<sup>th</sup> to October 15<sup>th</sup>.
- 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.
- Stove: Anti-tip bracket required on stoves manufactured after 1991. There will be a label on the oven frame.

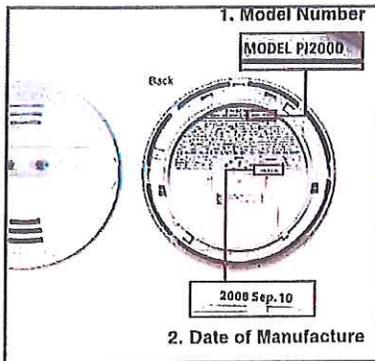
### \*FIRE SAFETY REQUIREMENTS

- The detectors required below shall be located in accordance with NFPA 72-2103. The detectors are not required to be interconnected. Battery powered detectors are acceptable **and must be ten-year sealed battery type**. 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.

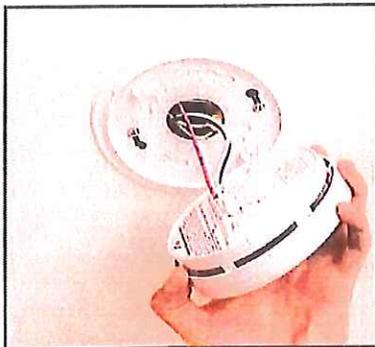
# NEW JERSEY RESIDENTIAL SMOKE ALARM REQUIREMENTS



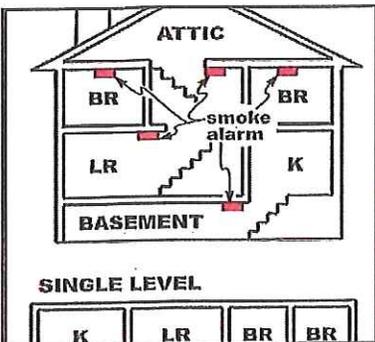
**BATTERY OPERATED SMOKE ALARMS ARE REQUIRED TO HAVE A TEN-YEAR SEALED BATTERY**  
 (EFFECTIVE JANUARY 1ST 2019)  
 - HARD-WIRED (AC-POWERED) SMOKE ALARMS ARE NOT REQUIRED TO HAVE 10-YEAR BATTERY BACK-UP POWER



**ALL SMOKE ALARMS SHALL NOT BE MORE THAN TEN YEARS OLD.**  
 -Check the manufactured date on the back (if there is no date, it is way too old)



**EXISTING HARD-WIRED SMOKE ALARMS AND INTER-CONNECTED SMOKE ALARMS MUST BE MAINTAINED**  
 -THEY CANNOT BE REPLACED WITH BATTERY-ONLY SMOKE ALARMS



**MINIMUM REQUIREMENT FOR SMOKE ALARMS**  
 10-YEAR SEALED BATTERY-POWERED SMOKE ALARMS SHALL BE INSTALLED:  
 1. ON EACH LEVEL OF THE PREMISIS  
 2. WITHIN 10 FEET OF EACH SLEEPING AREA  
 ALL DETECTORS MUST BE LOCATED AS PER MANUFACTURER'S SECIFICATIONS  
 THIS MINIMUM REQUIREMENT IS TYPICALLY ONLY FOR HOMES BUILT BEFORE 1977\*.  
 \*THE CODE AT THE TIME OF CONSTRUCTION OR REHABILITATION DETERMINES TYPE OF SMOKE ALARMS REQUIRED, AS WELL AS PLACEMENT. HARD-WIRED, INTERCONNECTED SMOKE ALARMS, SHALL NOT BE REPLACED WITH BATTERY-POWERED SMOKE ALARMS.

THIS GUIDANCE DOCUMENT IS TO ASSIST IN PREPARATION OF AN INSPECTION, REQUIRED IN ORDER TO OBTAIN A FIRE CERTIFICATE OF INSPECTION, AS PART OF THE CONTINUED CERTIFICATE OF OCCUPANCY PROCESS AT THE CHANGE OF OCCUPANCY FOR RESIDENTIAL PURPOSE.  
 THE COMPLETE STATE REQUIREMENT FOR SMOKE ALARMS CAN BE FOUND IN THE NEW JERSEY UNIFORM FIRE CODE: N.J.A.C. 5:70-4.19.