

BOROUGH OF POINT PLEASANT INSPECTION REQUIREMENTS

A building or structure shall not be used or occupied in whole or in part until the Construction Official has issued a form Certificate of Occupancy.

CONSTRUCTION HOURS IN RESIDENTIAL AREA:

8:00 A.M. – 6:00 P.M. MONDAY THRU SATURDAY.

NO CONSTRUCTION IS ALLOWED ON SUNDAY OR HOLIDAYS.

A port-a-john must be on the construction site prior to commencing work and removed immediately upon completion of the job.

Inspections will not be conducted unless a building permit is posted on the building and a set of approved plans is on site. The site is to be identified with address & block/lot numbers.

For new construction, water and sewer connection fees must be paid in the Water/Sewer Dept. prior to your first plumbing inspection

**GRADING & DRAINAGE – RECHARGE SYSTEMS MUST BE
INSPECTED BY THE BOROUGH ENGINEER PRIOR TO BACKFILLING
NO EXCEPTIONS**

- **Footing** - Prior to pouring.
- **Pilings** – Engineer report must be submitted & **approved before work can continue**
- **Slab** – Prior to pouring. Rough slab plumbing and/or electric must be inspected, if under slab, prior to building inspection. (needed when ducts or piping installed)
- **Foundation** – Foundation constructed, coved, pressure treated sill anchored; waterproofed/damp-proofed prior to backfill.

**FOUNDATION LOCATION SURVEY & IF IN FLOOD ZONE, TOP OF BLOCK, MUST BE
SUBMITTED & APPROVED PRIOR TO INSPECTION BEING SCHEDULED**

- **Open Deck** – except for basements
- **Sheathing** – **New construction**; no roof shingles or windows.
 Additions; roof shingles and windows to be installed.

**HEIGHT CERTIFICATION IS REQUIRED FOR ALL NEW CONSTRUCTION & ADDITIONS
WHERE A SECOND FLOOR IS CONSTRUCTED (FROM A LICENESED SURVEYOR)**

- **Rough Plumbing, fire & electric inspections** must be approved prior to scheduling a frame inspection (see attached requirements for sewer installations)
- **Framing** – Complete all framing, including non-bearing walls, subfloor sheathing, installation of duct work and/or heating pipes, and all ducts to be insulated and all pipes exposed to be insulated. Exterior complete and water tight. Vents and/or chimneys to be installed; all hot air ducts to be installed. **ALL BLOCKING/FIRE STOPPING MUST BE COMPLETE**
- **Framing Checklist to be complete & given to inspector at the time of inspection**

- **Duct Seal Tightness** Test Report, if applicable – either on Rough or Final.
- **Blower Door Test** performed by qualified person & report submitted.
- **Insulation** – Must be in accordance with the Energy Conservation Code.
- **Final Inspections**

(1) Sealed Elevation Certificate & (2) copies. If engineered flood vents were installed, submit the required documentation (ICC Evaluation Service or sealed engineered calculations)

- **If the project received Grading/Drainage approval, \$250.00 final inspection fee due**

FINAL SURVEYS TO BE SUBMITTED FOR ALL NEW CONSTRUCTION

When scheduling inspections, please send an email to Construction@ptboro.com where a confirmation of date will be given to you by return email

*Office Hours: Monday – Thursday 8:30am – 4pm
Friday – 9am – 4pm*

Inspector's Schedules:

Building: Mon. – Fri.
Plumbing: Tues., Wed. & Fri.
Fire: Tues. & Fri.
Electric: Wed. & Thurs.

For permits in conjunction with Planning Board or Zoning Board approval (sub-division & site plans) refer to Ernie Peters, Remington, Vernick & Vena (732-286-9220) for on-going required engineering inspections.

For final Soil Conservation inspection:
Ocean County Soil Conservation District (609-971-7002)
714 Lacey Rd., Forked River, NJ 08731

PLUMBING INSPECTION CHECKLIST

If you have any questions, contact the plumbing inspector BEFORE doing the work at
732-892-7129

GENERAL

1. A permit is required before an inspection may be scheduled
2. A responsible adult must be present for interior inspections, if any property is the building
3. Plans stamped "Released for Construction" must be on site
4. Submit plan revisions with a "permit update" – plans must be released and permit update issued prior to inspections being scheduled
5. Keep all work uncovered until it passes inspection

TESTS

1. Test all new work; it is the plumber's responsibility to test all building drain installations to three feet (3 ft) outside the building wall
2. DWV and sewer installation inspections require a test with a minimum ten foot (10 ft) head
3. Provide a way to verify the test – for example – a hose bib on a trap arm
4. Water distribution and service pipe inspections require the water to be turned on or an 80 psi test
5. Smoke tests are detailed in NSPC Section 15.4; keep the equipment outside the building
6. Air tests – follow the appliance manufacturer's instructions
7. Gas test – 15 lbs. on a 30 lb gauge
8. Fill tubs to the overflow and showers to the rim

FINAL INSPECTIONS

1. All fixtures and gas appliances shall be turned on and operational; all manufacturer's manuals must be on site
2. Domestic water temperature: 120 degrees minimum; 140 degrees maximum
3. Tub and shower temperature shall be 110 degrees minimum; 120 degrees maximum
4. Water meters must not be more than three feet (3 ft) from the crawl space entrance per Dept. of Public Works

WATER AND SEWER INSPECTION

If you have any question, contact the plumbing inspector BEFORE doing that work at 732-892-7129

1. Water meter must be no more than three feet (3 ft) from crawl space entrance per Dept. of Public Works
2. Galvanized pipe upstream of the curb stop; it must be replaced to the main per Dept. of Public Works
3. A metal plug or C-4 Box is required on the curb clean-out per Dept. of Public Works
4. Upgraded water services shall be all new and from the curb stop into the water meter
5. Turn the curb stop on for inspection
6. Keep pipe and tracer wire uncovered for inspection
7. Keep ditches open and clear of water for inspection
8. Pictures are not acceptable; call to arrange for closely coordinated inspections if water is a problem
9. Job safety is the responsibility of the installing contractor, i.e., trench boxes, trench plates, etc

BULLETIN NO.

15-4

BULLETIN

NJ IECC/2015 Energy Efficiency Certificate for Low-rise Residential Dwellings*		
Address:		Permit #:
<i>Insulation Ratings</i> <i>(wall, space, slab, and ground, where applicable)</i>		<i>R-value</i>
Ceiling/Roof		
Above Grade Wall: framed ; mass		
Floor: over unconditioned space ; slab		
Crawlspace Wall		
Foundation/Basement Wall		
Ductwork (unconditioned spaces)		
<i>Penetration Rating</i>		<i>U-factor</i> <i>SHGC</i>
Window		
Skylight		
Door		
<i>Heating & Cooling Equipment</i>	<i>Type</i> <i>(Oil, Gas, Electric, Other)</i>	<i>Efficiency</i> <i>(AFUE, EER/SEER, BSCF, etc.)</i>
Furnace		
Heatpump		
Boiler		
Cooling System		
Water Heater		
Other		
<i>Renewables (type of system)</i>		
<i>Other Energy Efficiency Equipment</i>		
<i>Builder or Design Professional Certification</i>		
Name:		Date:
Registration/License Number:		
<i>Comments</i>		
* This is a generic certificate and some items listed above may not be applicable to this specific design when initially constructed; please leave those items blank.		

The inspection of work done in commercial buildings has not changed. The inspection includes, but is not limited to, verifying that:

- (1) The insulation specified on the plans is the insulation installed,
- (2) The lighting fixtures and associated controls specified on the plans are installed, and
- (3) The mechanical systems, associated controls and associated insulation specified on the plans are installed.