

Projects done without Permits or Inspections

Any work that is done to a residential structures without first obtaining a construction permit and inspections is a violation of the Uniform Construction Code of the State of New Jersey.

The owner will receive a violation notice and order to pay penalty with a fine in the amount of \$2,000.00.

If the walls and ceilings are finished and the framing is concealed it may be necessary (at the owners expense) to remove some or all of the sheetrock to do an inspection to verify the installation of the fire blocking material, electrical and plumbing work which is concealed.

Building Requirements:

The following items are to be submitted along with your completed construction permit request form and jacket:

1. 2 sets of plans – which can be hand-drawn by the owner but must include details such as a floor plan to scale (typical scale of these type of plans is 1/4 inch to a foot) framing details, insulation, fire-stopping details to show the horizontal and vertical fire-stopping material to be used., etc... The plans must indicate the room use of the area's being finished will be used as (ie, family room, office).

Note: Fire Blocking is required in concealed wall spaces at the ceiling and floor levels and at 10' intervals both horizontal and vertical, and at all interconnections between concealed horizontal and vertical spaces at soffits, drop ceilings. Some of the materials that can be used for fire blocking are 2 inch nominal lumber, 3/4-inch plywood or particleboard, 1/2-inch gypsum, and mineral wool, etc...
Note: any enclosed accessible storage space under stairs must be protected with 1/2" sheetrock, pursuant to IRC R314.8.

2. Completed carbon monoxide alarm form (see attached)
3. If there is a fuel-fired appliance in the basement, a combustion air worksheet must be completed. (see attached)

Building inspection requirements:

1. Framing inspection, to verify the use fire-blocking, and insulation
2. Final inspection: to check that the combustion air requirements have been met, and all finish material are installed.

Electrical Requirements:

In situations where electrical work has been completed without the required permits or inspections and the work is concealed, the following procedures shall be followed:

If the work is concealed:

1. A complete "As-Built" wiring diagram must be submitted of all concealed wiring. The wiring diagram must be signed and sealed by a New Jersey Licensed Electrical Contractor, Architect or

Engineer. The wiring diagram shall include all fixture locations, size of wire per circuit, number of devices per circuit, number of wires per box, home and end run locations, etc..

2. A letter of compliance that the electrical work conforms to the National Electrical Code and any tests performed for verification, signed and sealed by a New Jersey Licensed Electrical Contractor, Architect or Engineer.

Electrical Inspections required:

1. Rough inspection: removal of all devices from wall so that electrical wiring diagram submitted can be verified in the field by the Electrical Inspector.
2. Final inspection: reinstall all devices for testing by the Electrical Inspector.

Exceptions:

1. Work that has not been concealed
2. Work conforming to minor work: N.J.A.C. 5:23-2.17A(C) 3.

Plumbing Requirements

In situations where plumbing work has been completed without the required permits or inspections and the work is concealed, the following procedures shall be followed:

1. A complete "As-Built" plumbing riser diagram must be submitted of all of the concealed work. The riser diagram must be signed and sealed by a New Jersey Licensed Plumbing Contractor, New Jersey Licensed Architect or Engineer. The plumbing diagram shall include hot and cold water piping diagram indicating pipe size, materials used and locations of all valves. A drain, waste and vent piping diagram indicating the direction of flow, all pipe sizes, materials use and locations of all cleanouts shall be provided. The locations of all pre-existing cleanouts shall be identified on the plans.
2. A letter of compliance that the plumbing work conforms to the National Standard Plumbing Code and any tests performed for verification, signed and sealed by a New Jersey Licensed Plumbing Contractor, Architect or Engineer shall be provided. This certification shall be prepared by the contractor after they check the installation on site to verify the "As-Built" plan listed above, and that project meets the intent of the National Standard Plumbing Code.

Required Plumbing Inspections:

1. Rough Inspection: All new and altered water systems shall be tested at not less than the normal working pressure of the system or an air test of not less than 60 psi. All new or altered drainage systems shall be tested with not less than a ten foot head of water or an air test of not less than 5 psi.
2. Final Inspection: All plumbing fixtures shall be installed and in working condition for the final inspection. Access shall be provided to all pre-existing cleanouts.

Exceptions:

1. Work that has not been concealed
2. Work conforming to minor work as outlined by N.J.A.C. 5:23-2.17 a (c) 2.