



**DEPARTMENT OF CODE
ENFORCEMENT
BUILDING - HOUSING**
47 Broad Street
Eatontown, NJ 07724
Phone: (732) 389-7616

IMPORTANT NOTICE- CERTIFICATE OF OCCUPANCY

**All Resale Inspections shall be conducted,
prior to scheduling closings.**

In order to prevent any problems, either at closing for resales or for any rentals, make sure any outstanding building/zoning permits have received final inspections.

If any new work was performed without building/zoning permits, the appropriate permits must be applied for and final inspections completed prior to the **ISSUANCE OF ANY
CERTIFICATE OF OCCUPANCY.**

**FAILURE TO FOLLOW THE ABOVE PROCEDURE WILL DELAY YOUR
CLOSING/RENTAL.**

Proper planning will insure a smooth transition for the C/O process.

If you are not sure if a permit is needed, contact the Building/Zoning Departments, and they will let you know. Call 732-389-7615.

**\$35.00 FEE REQUIRED
FOR ALL REINSPECTIONS
ORDINANCE 116.9 (1) (b)**



BOROUGH OF EATONTOWN
Building-Housing Department
47 Broad Street
Eatontown NJ 07724
732-389-7616

APPLICATION FOR CERTIFICATE OF OCCUPANCY
SINGLE FAMILY DWELLING RESALE

Certificate of Occupancy # _____ Date _____

Please Print

Property Address _____ Block _____ Lot _____

Owner's Name _____ Phone _____

Address _____

Proposed Owner _____ Phone _____

Current Address _____

Proposed Use _____ Size of Dwelling _____ sq/ft

Total # of Rooms _____ # of Bedrooms _____ # of Baths _____

Type of Heat _____ Type of A/C _____ Is There a Garage _____

If Yes, # of Cars _____ Is There a Basement _____ Finished _____

Style of House (Ranch, Cape, Bi-level, Etc.) _____

Sale price\$ _____ Date of sale _____ Realtor _____

Name of Attorney _____ Rental agency _____

I HEREBY REQUEST THE BOROUGH TO WITHECT AND ISSUE, WHEN ALL APPLICABLE CODES ARE COMPLETED WITH, A CERTIFICATE OF OCCUPANCY FOR THESE PREMISES.

Date _____ Applicant's Signature _____

\$100.00 CERTIFICATE OF OCCUPANCY FEE MUST BE PAID AT THE TIME OF APPLICATION FILING. CHECKS SHOULD BE MADE PAYABLE TO THE "BOROUGH OF EATONTOWN".

FOR DEPARTMENT USE ONLY:

\$100.00 Fee Received By _____ Date _____

Type of Payment (Check, Cash, Money Order) Check # _____

Inspected By _____

Official Signature For The
Bureau of Housing Inspections

Comments _____

Prospective Occupants and Ages:

Address _____ Check off when work is complete

1. Provide an address number on home (4" or larger) Not on door... _____
2. House completely cleaned inside and out..... _____
3. Replace any rotted siding or trim on exterior..... _____
4. Outside area to be cleaned of trash, debris, high grass, and weeds. No accumulation of any kind..... _____
5. Any trees or brush causing hazardous conditions must be trimmed or removed.
6. Maintain all walkways and driveways of tripping hazards... _____
7. All basement windows must have tight fitting window well covers _____
8. All rooms to have finished floors (carpet, tiles, laminate, etc.) _____
9. Smoke detectors **MUST** be up and in working order (see NOTE below). If smoke detector is not in working order at the time of inspection, the inspection will automatically be rejected. Any smoke detector older than 10 yrs. must be replaced.
All battery-operated detectors must be 10yr sealed units.
Hard-wired smoke detector systems must be maintained the same or with battery back-up added _____
10. **All utilities must be turned on (Water, electric, gas, etc.) and all items connected to those systems must function as designed.....** _____
11. All bedrooms and bathrooms must have privacy doors and privacy locks. No keyed locks on interior doors..... _____
12. Screens must be on all windows and free of holes..... _____
13. All windows inside and out should be properly maintained, free from cracks, breaks, properly glazed, with proper locking devices _____
14. All windows must open and close freely, and stay in position when opened _____
15. Sliding entry and privacy doors must have knobs or handles that are secure. All doors must open and close freely..... _____
16. All handrails, inside and outside must be secured. You must have handrails where there are more than 4 risers or over 30 inches or more in height.

Guardrails are required for steps or platforms 30" or over _____

17. All furnished major appliances must be cleaned and operable. Stoves require an anti-tip bracket....._____

18. No leaks in any faucets, drains, or any other plumbing. Flex drainpipes not allowed....._____

19. No deadbolts are to be used unless with a thumb latch..._____

20. Outside sheds must have latches installed....._____

21. All closet poles and/or shelves must be secured....._____

22. All sliding closet doors must have door guides....._____

23. On all fuel burning stoves and fireplaces, the applicant must show proof of cleaning and inspection approval (within 1 year)_____

24. If the house has well water, a Water Analysis Certification from the Monmouth Regional Health Department is required WITH THE APPLICATION FOR A CERTIFICATE OF OCCUPANCY....._____

25. There shall be ground fault breakers in all wet areas and areas susceptible to moisture(all exteriors, kitchens, baths, laundries, basements, garages, etc.)....._____

26. Clean all bath fixtures upon vacating....._____

27. Carbon Monoxide alarms shall be provided for each dwelling containing a fuel burning appliance and/or attached garage. The alarm must be located outside of all bedroom areas(within 10 feet).
Combination smoke and carbon alarms are acceptable _____

28. All homes require a 2A:10BC fire extinguisher to be mounted in or within 10 feet of the kitchen area closest to an exit. *Mobile homes require fire extinguishers (2) mounted by each exit door*_____

29. A copy of a current title is required for mobile homes. _____

30. Sump pumps must have a dedicated receptacle and discharge to the exterior of the property, not the sewer line or street....._____

NOTE: SMOKE DETECTORS: All residential occupancies shall be provided with a minimum of one approved single station smoke detector outside of the sleeping area. If the unit has more than one floor, one is needed on every floor and outside of all sleeping areas.

TAMPERING: Anyone tampering or interfering with effectiveness of a smoke detector shall be in violation of this code.

This list is not all inclusive and certain circumstances will be determined by the appropriate inspectors.

The checklist above is a compilation of the various codes used by the Borough of Eatontown (NJ Housing Code, Uniform Fire Code, Uniform Construction Code, International Property Maintenance Code, NJ Regulations for the Maintenance of Hotels and Multiple Dwellings and all Ordinances listed in the Code Book for the Borough of Eatontown).

Any current Building/Zoning permits and any work found on the inspection that needs permits must be completed by the owner before a Certificate of Occupancy will be issued.

Njc/6-2022

DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF FIRE SAFETY

REQUIREMENT FOR FIRE EXTINGUISHERS IN ONE AND TWO FAMILY DWELLINGS

The Legislature amended and enacted P.L. 1991,c.92 (C52:27D.198.1), requiring that all one and two family dwellings at a change of occupancy be provided with a portable fire extinguisher, in addition to the requirements for smoke and carbon monoxide detectors. This provision does not apply to seasonal rental units. This act was signed into law on April 14, 2005 with an effective date of November 1, 2005.

The regulations were recently made available for public comment. The comment period has ended and the final adoption of the regulations will appear in the New Jersey Register in the near future. The Division of Fire Safety is advising all local enforcing agencies to enforce the regulations; using the guidelines below.

The requirements for the type and placement of the extinguishers are as follows:

- 1) At least one portable fire extinguisher shall be installed in one and two family dwellings (except seasonal rental units) upon change of occupancy;
- 2) The extinguisher shall be listed, labeled, charged, and operable;
- 3) The size shall be no smaller than 2A:10B:C, rated for residential use and weigh no more than 10 lbs.;
- 4) The hangers or brackets supplied by the manufacturer must be used;
- 5) The extinguisher must be located within ten feet of the kitchen;
- 6) The top of the extinguisher must not be more than five feet above the floor;
- 7) The extinguisher must be visible and in a readily accessible location, free from being blocked by furniture, storage, or other items;
- 8) The extinguisher must be near a room exit or travel path that provides an escape route to the exterior;
- 9) The extinguisher must be accompanied by an owner's manual or written information regarding the operation, inspection, and maintenance of the extinguisher, and
- 10) Lastly, the extinguisher must be installed with the operating instructions clearly visible.

New fire extinguishers are not required to be serviced and tagged, as long as the seller, or agent can provide proof of purchase or receipt.

Until the proposed regulations have been adopted, the statute should be cited for enforcement purposes. The correct citation is N.J.S.A. 52:27D-198.1.