



Department of Community Development

BOROUGH OF BRADLEY BEACH

701 MAIN STREET

BRADLEY BEACH, NJ 07720

732-776-2999 Ext 1016

732-775-1782 Fax

Code@bradleybeachnj.gov

FEES:

Rental \$50.00

Commercial Rental \$90.00

Tourism fee \$75.00 with each rental (Separate check must be submitted with application fee!)

Single Family Sale \$90.00

Commercial Sale \$145.00 (\$30.00 each added Unit)

Two Family Sale \$100.00

Multiple Dwelling Sale \$125.00 up to 5 Units
(\$30.00 each added Unit)

Re-inspection \$25.00 per Unit

CERTIFICATE OF OCCUPANCY INSPECTION CHECK LIST

EXTERIOR OF BUILDING:

1. Condition of roof, gutters, downspouts and leaders
2. Condition of sidewalk, driveway and apron
3. Condition of fences, shrubs, hedges and grounds free of debris
4. All windows and doors must operate freely without excessive force, exterior must have screens
5. Condition of chimney, flashings and fireplace
6. Condition of siding of structure (paint, brick, stucco finishing)
7. All exterior stairs which have 4 risers or steps must have handrail
8. House or dwelling must have minimum 4"x ½:" street numbers
9. Approved leak-proof garbage containers must be provided for every dwelling unit

INTERIOR OF BUILDING:

1. Check for electrical light fixture in each room
2. Where there is one light fixture there must be a minimum of one electrical double wall outlet
3. All windows are to be operable with no broken sash cords & have locks
4. All broken or cracked windows must be replaced
5. Check all plumbing fixtures for leaks / Sump pump cannot connect to sewer system
6. Check heating system; there must be emergency furnaces switches
7. Check electrical main panel for oversized fuses-Type "S"
8. Smoke Detector is required (one on each floor)
Battery units must be 10 years sealed unit as of 1/1/2019 NJ Fire Code
9. Check for excess debris in attic, cellar and throughout house
10. All floors & floor coverings must be in good condition
11. All interior stairs which have 4 risers or steps must have handrail
12. Gas Stove; shut off valve behind stove
13. Water Heater Relief Valve; must be ¾" pipe to within 6" of floor (no plastic)
14. All receptacles located within 6' of water appliance (sink, tub, toilet) shall be a G.F.I. type receptacle including kitchens, bathrooms, and laundry facilities
15. Anti-tip on stove
16. Need carbon monoxide alarm within the vicinity of all bedrooms
17. Need fire extinguisher located within 10 feet of Kitchen
 - mounted with the hangers and brackets supplied by the manufacturer not more than 5ft from the floor
 - size shall be no smaller than **2A:10B:C** for residential use and no more than 10lbs
 - installed with operating instructions clearly visible
18. All plumbing fixtures must be properly grouted to prevent water intrusion beyond fixture