

REQUIREMENTS
FOR
RESIDENTIAL
&
BUSINESSES

REQUIREMENTS
FOR
RESIDENTIAL



LYNDHURST CONSTRUCTION DEPARTMENT
Department of Public Affairs

Certificate of Occupancy Check List

1. **Electrical covers** - Proper electrical device covers are needed on all electrical switches, outlets and junction boxes. Do not forget the covers behind the couch or dresser.
2. **Extension/Zip Covers** - These items are for a temporary use only and are not permitted, they can not pass through a wall or floor. They are commonly found stapled to the baseboards of older homes. Remember to unplug or shut off the power source before attempting to remove them.
3. **Handrails** - Every interior or exterior flight of stairs (including decks) that has more than three risers requires a handrail. The handrail must be able to be gripped by children as well as adults and not wider than 2 5/8”.
4. **Pressure relief discharge pipe** - The pipe is needed on heating units and water heaters; it cannot be reduced to from (3/4 to 1/2 inch) pipe & should discharge around six to eight inches off the floor. Yes, a permit is needed to replace the water heater.
5. **Faucets & Toilets** - Shall be installed and maintained in good working order. These items can not leak and if the fixtures do not get used on a regular basis, the gases that are present in the sewer will escape possibly causing health problems.
6. **Garages attached or inside the house** - The fire resistive rating at time of construction must be maintained. All the holes that were made for repairs to plumbing or for electrical wiring must be properly patched. Any door leading to the dwelling must have the same fire rating as garage and equipped with a listed self-closing device capable of closing the door, i.e.; U.L. listed closing devices
7. **Locks on Egress Doors** – All exit doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort. Double cylinder dead bolt locks are not permitted.
8. **Gas piping** - Must be properly strapped with shut off valves near appliance. If the appliance is removed the gas pipe must be capped. Aluminum gas piping is not permitted.
9. **Broken, cracked missing glazing** - Please replace the glass so no one gets hurt (use safety glass if required).
10. **Guards (RAILINGS)** - Needed to prevent falls when elevation changes are 30 inches or greater. Provide for opening by stairways.
11. **Sidewalks, stairs, driveways and walkways** - Shall be kept in good state of repair and maintained free from hazardous conditions. Repairs are ok if tripping hazards are not created.

12. **Clearances to combustibles** - Provided required space around fuel burning appliances. Follow manufacturer requirements.
13. **POOL REQUIREMENTS** - All pools are to be protected in the proper manner such as fencing and gates according to state code (appendix G section AG105 barrier requirements)
14. **Street numbers** - Numbers to your house should be visible in case of an emergency, numbers should have 1/2-inch stroke a minimum of 2 1/2 inches in height and must be visible from the street.
15. **Accessory structures** - Garages, fences sheds and walls must be kept in good state of repair and maintained.
16. **Interior surfaces** - Cracked, loose or missing plaster, peeling paint, uneven or defective floor surfaces, should be repaired or replaced.
17. **Roofs, leader pipe and water runoff** - The roof shall be sound, tight and not have defects that admit rain. The leader pipes should terminate at the ground and discharge the water away from your foundation and not into the neighbor's yard.
18. **Exterior walls & trim features** - Must be maintained weatherproof and properly surface coated (painted).
19. **Oil tanks** - Did you convert to gas? The oil tank must be properly abandoned with a building permit and proper inspection being conducted.

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Did you finish off the basement or attic, use it as an additional bedroom? The intended use of some areas was not designed to be used for habitable space. State building codes dictate certain safety requirements that must be installed or altered for adding additional living space.

THESE ARE STATE MANDATED BUILDING CODES.

NOTE: The above listed check list items are not intended to be all-inclusive, but are only a partial listing of the most frequently found violations during Certificate of Occupancy inspections.

It is recommended that the Certificate of Occupancy Inspection be conducted as soon as the contract is signed. Stop by the Building Department and fill out an application.

Smoke alarms for one- and two-family dwellings; carbon monoxide alarms; and portable fire extinguishers.

There has been a change to the NJ Fire Code NJAC 5:70-4.19, which requires that battery operated smoke detectors installed in one- and two-family dwellings units now be ten-year sealed battery powered single station smoke alarms. Also, the requirements for fire extinguisher installations has some new language.

5:70-4.19 Smoke alarms for one- and two-family dwellings; carbon monoxide alarms; and portable fire extinguishers

- (a) In one- and two-family or attached single family dwellings subject to the requirements of N.J.A.C. 5:70-2.3, smoke alarms shall be installed as follows:
 - 1. On each level of the premises
 - 2. Outside of each separate sleeping area
 - 3. A/C powered smoke alarms shall be accepted as meeting the requirements of this section.
 - 4. Smoke and carbon monoxide detectors are required by the state of N.J. to be located within 10 feet on the outside of each bedroom door.
 - 5. Best placement for smoke detectors is on the ceiling, although the wall is allowed. The usual placement in the basement and first floor is within three feet of the opening of the stairway on the ceiling.

- (b) The smoke alarms required in (a) above shall be located and maintained in accordance with NFPA 72.
 - 1. The alarms shall not be required to be interconnected

- (c) **Ten-year sealed battery-powered single station smoke alarms shall be installed and shall be listed in accordance with ANSO/UL 217**, incorporated herein by reference. However, A/C-powered single or multiple-station smoke alarms installed as part of the original construction or rehabilitation project shall not be replaced with battery-powered smoke alarms. The effective date of this subsection shall be January 1, 2019.

- (d) carbon monoxide alarms shall be installed in all dwelling units in buildings in one- and two-family or attached single family dwellings, except for units in buildings that do not contain a fuel-burning device or have an attached garage, as follows"
 - 1. single station carbon monoxide alarms shall be installed and maintained in the immediate vicinity of the sleeping area(s).

2. carbon monoxide alarms may be battery-operated, hard-wired, or of the plug-in type. They shall be listed and labeled in accordance with the UL-2034 and shall be installed in accordance with the requirements of this section and NFPA-720.

(e) A portable fire extinguisher shall be installed in accordance with the following:

1. The extinguisher shall be within 10 feet of the kitchen and located in the path of egress.
2. The extinguisher shall be readily accessible and not obstructed from view.
3. The extinguisher shall be mounted using the manufacturer's hanging bracket so the operating instructions are clearly visible.
4. The extinguisher shall be an approved listed and labeled type with a minimum rating of 2A-10B:C and no more than 10 pounds.
5. The owner's manual or written operation instructions shall be provided during the inspection and left for the new occupant.
6. The extinguisher shall be serviced and tagged by a Division of Fire Safety contractor within the past 12 months or the seller must have a receipt for a recently purchased extinguisher.
7. The top of the extinguisher shall not be more than five feet above the floor.
8. **Exception:** Portable fire extinguishers shall not be required for seasonal summer units. For purposes of applying this exception, "seasonal summer unit" shall mean a dwelling unit rented for a term of not more than 125 consecutive days for residential purposes by a person having a permanent residence elsewhere, but shall not include use or rental of living quarters by migrant, temporary, or seasonal workers in connection with any work or place where work is being performed.

REQUIREMENTS
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21-9 SIGNS.

21-9.1 Permitted in Any District.

- a. A non-illuminated real estate sign not more than six feet in area advertising the sale, rental or lease of only the premises on which such signs are located are permitted, provided same is set back ten feet from street lines. Not more than two such signs shall be permitted per hundred feet of lot frontage.
- b. *Political Signs.* For each lot, one non-illuminated temporary sign of not more than 24 square feet in area announcing a political campaign. Such sign must be removed within 24 hours following the election to which it pertains.
(Ord. No. 2067)

21-9.2 Residential Districts.

Permitted in all residential districts:

- a. One name plate with any residential building which shall not exceed two square feet in area and shall have only interior illumination if any.
- b. One bulletin board sign, not exceeding 12 square feet in surface display area shall be permitted for a house of worship, school or permitted institutional use provided that if the bulletin board sign is not attached to the facade of the building, it shall be located no closer than ten feet to a street line. Such signs may be illuminated by backlighting or by direct lighting provided the latter is so screened that light is not directed or reflected toward any adjacent property. Any lighting must be white or yellow.
(Ord. No. 2067)

21-9.3 R-C District.

Permitted in R-C: one identification sign for each entrance to a development, which signs shall not exceed six square feet in area. (Ord. No. 2067)

21-9.4 Business District.

Permitted in Business District:

- a. *Awnings.*
 1. Awnings shall not project into the public right-of-way.
 2. Only one line of lettering shall be permitted which shall be painted on the lowest 12 inches of the awning and shall not be illuminated. The lettering shall not exceed six inches in height.
 3. Awnings shall consist of a canvas material. All other materials, including but not limited to, vinyl, wood or plastic, shall be prohibited.
 4. Awnings and lettering shall each consist of only one solid color. The colors of the awning or lettering shall be limited to forest green, black, burgundy, brown or dark blue, except that lettering may also be white.
 5. Awnings shall not be illuminated, except that goose lighting above the awning shall be permitted.



- b. *Window Signs.* The total sign area in any one window shall not exceed ten percent of the window area. Internal illumination of a window sign shall be prohibited.
 - c. *Wall Mounted Signs.*
 - 1. Wall mounted signs shall be no larger than 24 square feet and shall not extend beyond the business front to which they are attached.
 - 2. Wall mounted signs shall be mounted flat onto the building. Painting of a sign directly on the building shall be prohibited.
 - 3. Internal illumination of wall signs is prohibited.
 - 4. Neon framing signs are prohibited.
 - d. *Freestanding Signs.* Where the building is set back from the street line a distance of 25 feet or more, not more than one freestanding sign, with a total area of not more than 40 square feet, may be erected.
 - e. *Closing of Business.* All signs shall be removed upon the closing of the business to which they pertain.
- (Ord. No. 2067; Ord. No. 2493, §I; Ord. No. 2567, §3; Ord. No. 2760, §1; Ord. #2897-13)

21-9.5 M-1 and M-2 Districts.

Permitted in M-1 and M-2 Districts:

- a. Business signs attached to the main wall of the building, or ground signs which comply with the setback regulations, and are no more than 15 feet in height. The total permitted surface display area of permitted signs shall not exceed the square footage figures produced by application of the following formula (street frontage being expressed here in linear feet):

.75 times the total principal street frontage plus 0.30 times the secondary street frontage in the case of a corner lot.
- b. Permitted as a conditional use to be granted by the planning board: advertising signs. The total permitted surface display area of permitted signs shall not exceed the square footage figure produced by application of the following formula (street frontage being expressed here in linear feet):

2.5 times the total principal street frontage plus 1.0 times the secondary street frontage in the case of a corner lot; but in no case larger than 500 square feet in area. The height shall be not more than .50 times the length of the sign.

Advertising signs shall be limited to the number in existence on February 13, 1973 and may be replaced or relocated in permitted district within one year after the sign is destroyed or removed from the original location.
- c. Freestanding signs shall be permitted as follows:
 - 1. One freestanding sign, which may have interior lighting, may be erected. It shall be not more than six feet in height, nor more than six feet in length and have not more than two sides and be set back at least one-half the distance of the required building setback from the street right-of-way.
 - 2. Where the building is set back from the street line a distance of 25 feet or more, not more than one freestanding sign with a total area of not more than 40 square feet may be erected. (Ord. No. 2067; Ord. No. 2567, §3)

21-9.6 Prohibited Signs.

The following signs shall be prohibited in all zoning districts:

- a. Rooftop signs, and any signs which shall extend above the height of the roof of the building to which it is attached.
- b. Signs which project over any point of any street or public right-of-way.
- c. Signs illuminated by intermittent rotating or flashing lights, and no rotating or moving signs shall be permitted.
- d. Signs in which the colors red, green, and amber are used in direct illumination or high reflection by the use of special preparations such as fluorescent paint or glass within a radius of 60 feet of any intersection.
- e. Signs which consist of banners, posters, pennants, ribbons, streamers, strings of light bulbs, spinners, or other similarly moving devices. These devices when not part of any sign are similarly prohibited. On the opening of a new business, banners, pennants, ribbons, or streamers may be permitted for a period not to exceed 30 days.
- f. Signs affixed or erected within the public right-of-way of any street, and no sign shall be located so as to constitute a traffic hazard.
- g. Signs painted on, or affixed to any public building, structure, or fixture.
- h. Signs printed on or affixed to water towers, storage tanks, smoke stacks, or similar structures.
- i. Signs placed so as to interfere with or be mistaken for a traffic light or similar safety device, or which interfere with traffic visibility.
- j. Signs placed, located, or displayed upon any sidewalk, right-of-way, or passageway.
- k. Off-site signs.
- l. Projecting signs.
- m. Signs on trees or utility poles.
- n. Advertising search lights outside of a building or structure.
- o. Freestanding pole-type signs, except for automotive service stations.
(Ord. No. 2067; Ord. No. 2587, §1)

21-9.7 Nonconforming Signs.

A sign existing on the effective date of adoption of this section* which does not conform to any provision thereof, shall be deemed a nonconforming use and may be continued, maintained, and repaired upon its present premises, provided that such sign was lawful under any prior ordinance. Any legal nonconforming sign on any premises involving a change in tenancy of said premises or involving a change in the physical appearance of the sign shall revoke the nonconforming rights as soon as the physical appearance of the sign is changed in any manner whatsoever. Nothing herein shall be construed to prohibit the normal maintenance of a legal, nonconforming sign, such as bulb replacement, painting, or replacement of existing lettering. (Ord. No. 2067; Ord. No. 2587, §1)

21-9.8 Prior Unlawful Signs.

Any sign unlawful under any prior ordinance shall remain unlawful unless it complies with the provisions of this chapter. Any new sign hereafter erected either for a new building or a change in tenancy of an existing building, shall comply with all of the provisions of this chapter. (Ord. No. 2067; Ord. No. 2587, §1)

21-9.9 Deterioration of Signs.

If the construction code official determines that any sign has been erected in such a manner or has deteriorated to such a degree as to be unsightly or to constitute a hazard to the general public, it shall be removed or repaired to the satisfaction of the construction code official within 48 hours after written notice of such condition has been served upon the owner, owner's agent, lessee, or occupant. Failure to comply therewith shall be a violation of this zoning code and subject to its penalties. The construction code official may cause any sign which is an immediate peril to persons or property to be removed summarily and without notice. (Ord. No. 2067; Ord. No. 2587, §1)

21-9.10 Extinguishment of Exterior Illuminated Signs.

All exterior illuminated signs shall be extinguished by 11:00 p.m., or at the close of business, whichever is later. (Ord. No. 2067; Ord. No. 2515, §I; Ord. No. 2587, §1)

21-9.11 Signs to be Removed at Termination of Business.

At the termination of a business, commercial or industrial enterprise, all signs pertaining thereto shall forthwith be removed from the public view. Responsibility for violation shall reside with the property owner, according to the latest official tax rolls listing. (Ord. No. 2067)