

City of Somers Point

DEPT. OF CONSTRUCTION ENFORCEMENT

LAND/STRUCTURE COMPLIANCE CERTIFICATE

ADDRESS OF PROPERTY: _____

BLOCK/LOT: _____ SETTLEMENT DATE: _____

NAME OF SELLER: _____ PHONE: _____

ADDRESS OF SELLER: _____

NAME OF BUYER: _____ PHONE: _____

NAME OF AGENCY: _____ ATTN: _____

ADDRESS OF AGENCY: _____

PHONE: _____ FAX: _____

PRESENT USE OF PROPERTY: SINGLE FAMILY _____ DUPLEX: _____
(CIRCLE ONE)

USE GROUP: _____ MULTIFAMILY: _____

IS BUILDING OCCUPIED: _____ YES _____ NO

REMIT FEE OF \$50.00, PER UNIT, WHEN SUBMITTING APPLICATION

PAID \$ _____ CASH _____ CHECK NO. _____

DATE: _____ COLLECTED BY: _____

INSPECTIONS WILL BE MADE ON APPOINTMENT BASIS ONLY AND REQUIRE A MINIMUM OF **SEVEN (7) WORKING DAYS NOTICE**. THIS CERTIFIES THAT THERE ARE NO IMMINENT HAZARDS AND THE BUILDING IS APPROVED FOR CONTINUED OCCUPANCY. THIS STRUCTURE HAS BEEN INSPECTED IN ACCORDANCE WITH THE ICC MAINTENANCE CODE 2000, AND IS APPROVED FOR USE AND OCCUPANCY.

UPON THE CONVEYANCE, OR ENTERING INTO AN AGREEMENT FOR THE CONVEYANCE OF ANY SINGLE FAMILY DWELLING, CONDOMINIUM UNIT OR MUTIFAMILY COMPLEX OF FOUR OR FEWER UNITS, THE CONSTRUCTIONAL OFFICIAL OF THE CITY OF SOMERS POINT OR APPOINTEE SHALL CONDUCT AN INSPECTION IN ACCORDANCE WITH INTERNATIONAL PROPERTY MAINTENANCE CODE ADOPTED FOR USE BY THE CITY (ORDIN. NO. 108OF2007), SECTIONS 169-42 & 169-43.

THE CITY OF SOMERS POINT WILL NOT REMOVE HOUSE BULK OR CONTENTS PLACED AT CURB.

APPLICANT SIGNATURE

INSPECTION APPROVED: YES _____ NO _____ DATE _____

(REV. 1219.07)

HOUSING INSPECTOR

**SOMERS POINT HOUSING RESALE INSPECTION BASIS:
ICC PROPERTY MAINTENANCE CODE 2000
ADOPTED BY ORDINANCE NO. 6 OF 2006**

- PM 108 UNSAFE EQUIPMENT
- PM 302 EXTERIOR
- PM 303 STRUCTURE
 - FOUNDATION
 - WALLS
 - ROOF
 - GLAZING
 - HANDRAILS
 - BASEMENT-HATCH/WINDOWS
- PM 304 INTERIOR STRUCTURE
 - PAINT
 - STAIRS/RAILING
- PM 402 LIGHT
- PM 403 VENTILATION AND BATHROOM VENTS OR WINDOWS
- PM 404 OCCUPANCY LIMITS: BR 1 OCC. 70 SQ. FT.
 - EACH ADDITIONAL 50 SQ. FT.
 - MIN. CEILING HEIGHT, WIDTH, PASSAGEWAY/KITCHEN
 - KITCHEN SANITATION STORAGE, PREP, AND DISPOSAL
 - OF FOOD AND WASTE
- PM 503 SHOWER/SINKS/TOILET: HOOKUP IN GOOD REPAIR
 - HOT & COLD WATER (KITCHEN & LAVATORY)
- PM 505 WATER HEATER PROPERLY INSTALLED RELIEF VALVE
 - GAS HEATER PROPERLY INSTALLED
 - GAS HEATER PROPERLY VENTED - RELIEF VALVE
- PM 602 HEAT AND ELECTRICAL INSTALLATIONS PROPERLY INSTALLED
- PM 603 REMOVAL OF COMBUSTION PRODUCTS
- PM 604.2 THREE WIRE SIXTY AMP SERVICE MINIMUM REQUIREMENT
- PM 701 FIRE SAFETY
- PM 704 SMOKE DETECTOR(S) & CARBON MONOXIDE DETECTORS
 - FIRE EXTINGUISHER, NO SMALLER THAN 2A:10B: C, NOT MORE THAN
 - 10 LBS., ATTACHED TO KITCHEN WALL

EFFECTIVE JUNE 14, 2007, FAILURE TO HAVE WORKING SMOKE DETECTORS, CARBON MONOXIDE DETECTORS AND FIRE EXTINGUISHER WILL REQUIRE AN ADDITIONAL FEE OF \$15.00 FOR A REINSPECTION APPOINTMENT.

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 OCUPANY 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 4, 2005 WITH AN EFFECTIVE DATE OF NOVEMBER 1, 2005.

SIGNED: _____

COMMENTS:
(REV.0917.07)