

# City of Somers Point

DEPT. OF CONSTRUCTION ENFORCEMENT

## LAND/STRUCTURE COMPLIANCE APPLICATION

FEE: \$250.00 PER DWELLING UNIT

Reinspection fee \$100.00 per reinspection

DATE: \_\_\_\_\_ BLOCK: \_\_\_\_\_ LOT: \_\_\_\_\_

### PRESENT USE OF PROPERTY:

SINGLE FAMILY \_\_\_\_\_ DUPLEX \_\_\_\_\_ MULTI-FAMILY \_\_\_\_\_ USE GROUP \_\_\_\_\_

IS STRUCTURE OCCUPIED: \_\_\_\_\_ Lockbox code: \_\_\_\_\_

ADDRESS OF PROPERTY: \_\_\_\_\_

**SELLER:** Name: \_\_\_\_\_

Address: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

**AGENT:** Name: \_\_\_\_\_

Address: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

**BUYER:** Name: \_\_\_\_\_

Address: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

**SETTLEMENT DATE:** \_\_\_\_\_

Will this property be used as a rental? \_\_\_\_\_ If yes, will it be a short term

Or long term rental? Circle one. Short term is anything less than 175 days.

\_\_\_\_\_

Applicant Signature

This space for Official use only: Open permits \_\_\_\_\_

Paid: \_\_\_\_\_ Cash \_\_\_\_\_ Check # \_\_\_\_\_ Date: \_\_\_\_\_ Clerk: \_\_\_\_\_

Inspected by: \_\_\_\_\_ Date: \_\_\_\_\_ Result: \_\_\_\_\_

## ADDRESS IDENTIFICATION

### R319.1 Address identification.

Buildings shall be provided with *approved* address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) in height with a stroke width of not less than 0.5 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional *approved* locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the *public way*, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

PM 704 SMOKE DETECTOR(S) & CARBON MONOXIDE DETECTORS\*\*\*  
FIRE EXTINGUISHER. MINIMUM RATING OF 2A-10B:C AND NO  
MORE THAN 10 LBS.. READILY ACCESSIBLE. NOT OBSTRUCTED  
FROM VIEW AND MOUNTED TO KITCHEN WALL

\*\*\*NEW REQUIREMENTS EFFECTIVE 1/1/2019: A TEN-YEAR, SEALED LITHIUM BATTERY POWERED SMOKE ALARM SHALL BE INSTALLED. THIS REQUIREMENT ALSO APPLIES TO COMBINATION CARBON MONOXIDE/SMOKE ALARM DEVICES. EXCEPTION: ALL EXISTING A/C POWERED (HARDWIRED) ALARMS AND CARBON MONOXIDE ALARMS.

EFFECTIVE 6/14/2007, FAILURE TO HAVE WORKING SMOKE DETECTORS, CARBON MONOXIDE DETECTORS AND FIRE EXTINGUISHER WILL REQUIRE AN ADDITIONAL FEE OF \$15 FOR A REINSPECTION APPOINTMENT.

THE LEGISLATURE AMENDED AND ENACTED P.L. 1991, c.92 (C52:27d-198.1), REQUIRING 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 ALARMS. THIS PROVISION DOES NOT APPLY TO SEASONAL RENTAL UNITS. THIS ACT WAS SIGNED INTO LAW APRIL 4, 2005 WITH AN EFFECTIVE DATE OF NOVEMBER 1, 2005.

## Requirements for all resale and rental inspections

### Exterior

- 1) Walks and driveways free from trip hazard.
- 2) Yard free from weeds and debris, grass cut.
- 3) Number on house visible from street 4" min.
- 4) Paint not peeling or cracking, no untreated wood exposed.
- 5) Service entry cable not frayed or in unsafe condition.
- 6) Gutters down spouts in good condition.
- 7) Decks and steps in good condition, 3 or more risers require a graspable rail on one side.
- 8) Building exterior (foundation, walls, roof, glazing, basement hatch) appears in good condition

### Interior

- 1) Floor coverings, no trip hazard.
- 2) Walls ceilings in good condition.
- 3) Smoke detectors must be located within 10 ft. of bedrooms and a smoke detector on every level including basement (min).
- 4) Carbon monoxide detector mounted within 10 FT. of all sleeping or bedrooms.
- 5) Fire extinguisher (2A:10B:C) 10lbs. max. mounted in kitchen visible and readily accessible 5 ft. max. above floor.
- 6) Stairs have graspable rail including basement.
- 7) Bathrooms have operable window or fan that exhaust to exterior of building.
- 8) Outlets within 6 ft. of sink, in garage, basement or exterior of building are G. f. I. protected.
- 9) Every hallway, interior stairway, bathroom, kitchen, laundry room, boiler or furnace room and basement must have one light fixture.
- 10) Shower, tub, sinks, toilets in good working order, no leaks visible, hot and cold water at all sinks tubs and showers.
- 10) Water heater properly installed, relief valve discharge within 6" of floor.
- 11) All gas appliances vented properly, and have provisions for combustion air, proper clearances.
- 12) Dryers vented to exterior, flex duct metal washer connected to drain system
- 13) Locks on all doors meet code, cannot be double keyed.
- 14) Insect screens, at least one for every room.