

FINAL AS BUILT REQUIREMENTS

The following items must be depicted on the Final As Built Drawing

- Roof Peak Elevation
- As Built Retaining Walls
 - Top & Bottom of Wall Elevation
- Roof Leaders must have slotted overflow caps
- Impervious Coverage Calculations
 - Total Lot Coverage
 - Front Yard Coverage
 - Rear Yard Coverage
- Building Height
- Grades – Corner & Mid Points
- Utilities
 - Gas
 - Electric
 - Water
 - Sewer
- Stormwater
 - Seepage Pits
 - Inlets, Cleanouts, Overflow
- Pools
 - Equipment
 - Cabana
- Trees
 - All trees over 4" in caliper
- Mechanicals
 - A/C Units
 - Generator
- Patios/Walkways
- Sheds
- Property Corners Permanently Marked
- Drop Curb Opening Widths
- Easements

As Built to be emailed in pdf format to cscancarella@englewoodcliffsnj.org along with 2 signed sealed copies submitted to the Building Dept.



PHILIP D. MURPHY
Governor

State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
101 SOUTH BROAD STREET
PO Box 802
TRENTON, NJ 08625-0802



LT. GOVERNOR SHEILA Y. OLIVER
Commissioner

BULLETIN 01-2

Issued: October 2001 Revised: June 2005
Code Ref. Update: February 2016

Subject: Temporary Certificates of Occupancy

Reference: N.J.A.C. 5:23-2.23, 2.24, 4.18 and 4.20

The Uniform Construction Code (UCC) requires code officials to issue a Temporary Certificate of Occupancy (TCO) when all utilities are in place, and the building, or specified portions of a building, can be occupied without endangering the health and safety of the occupants (N.J.A.C. 5:23-2.23). A TCO is an administrative tool that allows a building to be occupied when the building is substantially complete and when the unfinished items do not adversely impact health or safety.

In this bulletin, the Department of Community Affairs (DCA) is providing direction on the issuance of a TCO by designating two categories of unfinished work or unmet prior approvals:

1. those which preclude the issuing of a TCO and
2. those which require the issuing of a TCO

A TCO shall not be issued when any of the following items that are part of a construction project have not yet been provided:

- health and life-safety systems (Note: Required systems must be fully operational and, where required, systems must have been tested.)
- sewer or septic system connection
- water supply connection or well certification
- electric utilities connection
- gas utilities connection
- **New Home Warranty issued**
- Rooming and Boarding Home license
- Elevation Certificate in flood hazard plain
- where required, an accessible route must be provided; although, the accessible route provided under a TCO may be temporary
- emergency vehicle access
- Soil Conservation Report of Compliance – conditional or final (see Bulletin No. 91-2, Compliance with Requirements of the Soil Erosion and Sediment Control Act)

A TCO shall be issued, although any of the following items that are part of a construction project are incomplete:

- where there is no performance bond, site work such as parking, landscaping, drainage, and lighting (Note: Where unfinished items are covered by a performance bond, a Certificate of Occupancy (CO) may be issued.)

- a newly installed elevator or elevator device that has been approved to operate, but has not been registered with the DCA (Note: A CO shall not be issued until the elevator or elevator device has been registered with the DCA.)
- Hotel and Multiple Dwelling Certificate of Registration
- for low- and high-pressure steam and/or hot-water boilers when they are of a heat input capacity of 40,000 BTU/hr or more serving six dwelling units or more, or other dwellings with accommodations for 25 persons or more, registration issued by the Bureau of Boiler and Pressure Vessel Compliance
- unpaid non-UCC fees or penalties
- unpaid UCC fees or penalties that are being appealed

A TCO must reflect the approximate length of time needed to complete the work.

- For work that is covered by the permit, the construction official shall establish the time frame in consultation with the appropriate subcode official(s).
- For related construction work that is not covered by the permit, the construction official shall establish the time frame in consultation with the agency governing the incomplete prior approval, as appropriate.

The TCO fee must be established through a municipal ordinance. The TCO fee is not intended to be a revenue enhancer; it must reflect the administrative costs of issuing or renewing a TCO. When the permit applicant chooses to pay the full CO fee at the time of the initial issuance of the TCO, there shall be no TCO fee for the initial issuance. If the TCO is renewed, a TCO renewal fee may be charged, even when the CO fee has been paid in full.

The TCO rule and this bulletin are based on the premise that it is unreasonable to prevent the occupancy of a building when no serious health or safety concerns exist in the building.

**BOROUGH OF ENGLWOOD CLIFFS
BERGEN COUNTY, NEW JERSEY**

ORDINANCE 2003-10

**AN ORDINANCE AMENDING CHAPTER X, SPECIFICALLY
SECTION 10-7.2(e) ENTITLED
"PROPERTY MAINTENANCE CODE"
OF THE BOROUGH OF ENGLEWOOD CLIFFS
COUNTY OF BERGEN, STATE OF NEW JERSEY**

WHEREAS, it is the desire of the Mayor and Council to provide for the installation of addresses on residential and non-residential buildings and that they be clearly visible;

NOW, THEREFORE, BE IT ORDAINED that Chapter X entitled "Property Maintenance Code" be amended as follows:

SECTION 10-7.2(e). All buildings, whether residential or commercial, shall have prominently displayed, the address of said building in order to promote public safety in regard to fire and police and rescue. Said address shall be clearly visible from the curb line of said building or buildings. No Certificate of Occupancy shall be issued for any building unless it complies with the provisions of the Ordinance.

(f) Specific requirements for numbers.

A house or building number shall be:

1. In Arabic numerals or letters.
2. A minimum height of three inches. If a house or building is set back more than 50 feet from the curb line, the numbers shall have a minimum height of six (6) inches and be clearly legible from the street.
3. Mounted in a secure fashion at the front of the building so as to be clearly visible from the street.
4. Of a contrasting color to the background and arranged in such a manner so as to be clearly legible from the street, both day and night.
5. At least 36 inches above ground level and so placed that trees, shrubs and other obstructions do not block the line of sight of the numbers from the street upon which the building fronts.

6. If the house or building is set back from the street in a location that the provisions of this chapter cannot be complied with, then the owner, occupant or lessee shall, in addition to displaying the number of the building, provide a post, rod or other type of fixture of a substantial and permanent nature with the number and a directional symbol affixed thereon and so located on the premises that the number and directional symbol shall be conspicuous and visible from the street upon which the building property fronts.

7. All numbers shall be easily discernible at night with the aid of an emergency support light.

The provisions of Section 10-7.2(e) shall be enforced by the Construction Office and/or Police Department as deemed appropriate.

(g) Violations and penalties: Any person or persons, association, firm or corporation violating any of the terms or provisions of this chapter shall, upon conviction, be liable to pay a fine of not less than \$100 nor more than \$500, and the jurisdiction as to the enforcement of this chapter shall be in the Borough of Englewood Cliffs Municipal Court. The continuation of the offense shall, in each case, constitute a new offense.

BE IT FURTHER ORDAINED that this Ordinance shall become effective upon adoption and publication in accordance with law; and

BE IT FURTHER ORDAINED that all ordinances or parts of ordinances other than the zoning ordinance of the borough which are inconsistent with the provisions of this chapter are hereby repealed to the extent of such inconsistency: and

BE IT FURTHER ORDAINED should any part or provision of this Ordinance be held unconstitutional or invalid, such decision shall not affect the validity of this Ordinance as a whole or any part thereof, other than the part held so unconstitutional or invalid.

This ordinance shall take effect upon final adoption and publication according to law.



(201) 568-9262

BOROUGH OF ENGLEWOOD CLIFFS

482 HUDSON TERRACE, ENGLEWOOD CLIFFS, NJ. 07632



FAX (201) 227-7775

CONSTRUCTION CODE OFFICIAL/ZONING OFFICER

FIRE DEPARTMENT GENERATOR REGISTRATION

Property Address: _____

Property Owner Name: _____

Owner Address: _____

If different from above

Owner Home Phone: _____ Cell Phone: _____

Is this a Rental Property _____ or Owner Occupied: _____

Please check appropriate response

If rental property please complete the following:

Name of Tenant: _____ Phone Number: _____

Make of Generator: _____ Size (KW): _____

Installation Date: _____ Permit #: _____

Location of Generator: _____

BOROUGH OF ENGLEWOOD CLIFFS

BERGEN COUNTY, NEW JERSEY

ORDINANCE 2012 - 04

AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER XXX, ENTITLED "ZONING ORDINANCE" OF THE GENERAL ORDINANCES AND REVISED CODE OF THE BOROUGH OF ENGLEWOOD CLIFFS, SPECIFICALLY SECTION 30-6.3(b) OF THE ZONING ORDINANCE OF THE BOROUGH OF ENGLEWOOD CLIFFS ENTITLED "EXTENSIONS INTO REQUIRED FRONT, SIDE OR REAR YARD", AND PROVIDING CERTAIN STANDARDS FOR PLACEMENT OF STATIONARY GENERATORS WITHIN THE BOROUGH OF ENGLEWOOD CLIFFS

BE IT ORDAINED by the Mayor and Council of the Borough of Englewood Cliffs, County of Bergen, State of New Jersey that Chapter XXX, entitled "ZONING ORDINANCE" of the General Ordinances and Revised Code of the Borough of Englewood Cliffs, is amended and supplemented herein as follows:

30-6.3(b) Extensions into Required Front, Side or Rear Yard.

1. All stationary generators within the residential zones of the Borough of Englewood Cliffs are hereby permitted and they are required to be located within the front, side or rear yard.

2. The size of the stationary generator may not exceed ten (10) square feet and would be required to be located no more than three (3) feet from the residential dwelling and be a minimum of five (5) feet from any operable window or door.

3. The stationary generator must be maintained in good working order consistent with manufacturer specifications, may only be powered by natural gas or propane, and shall not exceed a noise level of 85 dba.

4. All stationary generators placed in the front yard shall be screened so as to not be visible from the street.

BE IT FURTHER ORDAINED that this Ordinance shall become effective upon adoption and publication in accordance with law; and,

BE IT FURTHER ORDAINED that all ordinances or parts of ordinances inconsistent with or in conflict with this ordinance are hereby repealed as to said inconsistencies and conflict, and



BOROUGH OF ENGLEWOOD CLIFFS

482 HUDSON TERRACE, ENGLEWOOD CLIFFS, NJ. 07632



(201) 568-9262

PAUL RENAUD
CONSTRUCTION CODE OFFICIAL/ZONING OFFICER

FAX (201) 227-7775

Requirements for Generator Permits & Inspections

PORTABLE GENERATORS

Electrical Permit:

- One line drawing for wiring installation with conductor & conduit size

PERMANENTLY INSTALLED GENERATORS

Electrical Permit: For Generator & Transfer Switch

- Manufacturer's specifications for generator
- Manufacturer's specifications for transfer switch [for both manual and automatic]
- One line diagram for wiring installation with conduit size
- Load calculations for whole house generators with automatic transfer switches

Electrical Inspections:

- All breaker panels, transfer switches, junction boxes & generator covers **must be removed for inspection**
- Electrical contractor and a copy of the approved plans **must be on site** for inspection & testing of generator
- If the Electrical Contractor **is not on site for inspection** the Building Department must be **notified in writing** that all covers have been installed before a Certificate of Approval is issued
- Copy of approved plans **must be on site** for final inspection

**Per NEC Article 702 Optional Standby Systems section
702.8 Signs:**

All installation of standby generators requires:

“a sign be placed at the service entrance equipment that indicates the type and location of on-site optional standby power sources”.

SIGN MUST BE IN PLACE FOR FINAL INSPECTIONS.

- **Signage must be placed at:**
- **ELECTRIC METER & IN-DOOR SERVICE PANEL**

**SECOND POWER SOURCE
AVAILABLE/GENERATOR**