BE AWARE OF THE COMMERCIAL CONSTRUCTION HOURS IN THE BOROUGH YOU ARE WORKING

BOROUGHS OF RUMSON, FAIR HAVEN & LITTLE SILVER
INTERLOCAL CONSTRUCTION OFFICE

HOUSE DEMOLITION CHECK LIST

1. Grading plan for existing structure & property

2. Freehold Soil Conservation District, Exemption Letter
   Ben Shottland 732-683-8500
   4000 Kozloski Road, PO Box 5033, Freehold, NJ 07728

3. Certificate of Insurance from Demolition Company

4. If house has not been lived in for 60 days, fumigation by a licensed exterminator

5. Recycling/Disposal of materials letter

6. Asbestos certification for homes built prior to 1980 required by a NJ licensed asbestos professional.

7. Large and Short Building form in Jacket

8. Letter to notify immediate surrounding property owners. The sides, the back and across the street. You must provide a list, by address, of whom you notified.

9. Must install tracking pad for entrance

10. Must install Silt Fencing

11. Zoning Application and Approval

12. Letters from utilities:
    JCPL-electric -- 800-662-3115
    Verizon-phone -- 800-837-4966
    NJA WA-water -- 800-652-6987 or 800-272-1325
    Comcast-cable --800-266-2278- Proof of electric shut off needed
    NJ Natural Gas Co.-gas – 800-221-0051
    Rumson only: Sewer Cap Off ($250 fee)
    Fair Haven & Little Silver: Sewer Cap off letter from Two Rivers Water Authority
All Permit Applications submitted shall include but not be limited to

1. All Permit technical sections must be completely filled out when submitted including type of construction, use group and costs. Cell Phone and email contact information is critical for customer service.

2. Plans shall be submitted with a minimum of 2- sets of signed and sealed plans by a licensed registered PE, AIA or Homeowner. Electrical, Plumbing and HVACR Contractors can provide plans signed and sealed with their respective license for class 3 structures only. See NJAC 5:23-4.3A(d)1. i-vi

3. Plans (homeowners) shall include enough design content to substantially comply in accordance with the model applicable code. Please refer to NJAC 5:23-2.15 (f) plans, plan review, plan release of the Uniform Construction Code.

4. All prior Approvals shall be indicated on an additional set of documents signed by; Such as Zoning, Planning, Soils and Flood Plain. These prior approvals shall be submitted approved or released for construction in order to issue a permit application or CA, TCO and CO.

5. All released footing and foundation permit applications when filing the updates shall be submitted with an additional set of plans to be signed and released for the field inspections.

6. Please provide adequate engineering details, ratings and specifications for electrical, mechanical, fire, structural, energy code and plumbing systems to be installed. Such as TJL layout, Res-Check, Base flood elevation.

7. All equipment being installed shall be accompanied with a cut sheet of the manufacturer’s specification and installation instructions. 03-02-16
This a question and answer response from Regulatory Affairs on electronic plan submittal.

Q. Are local UCC agencies **required** to accept electronic plans submitted by engineers which comply with the applicable rules and laws?
Yes, **they must accept electronic plans for plan review which have the Digital seal.** Said Digital must comply with the engineer’s rules and regulations.

Q. Do local agencies have an “**option**” to require paper plans with raised seals and wet ink signatures should an applicant submit compliant electronic plan submittals?
No, **not for plan review**.

Q. Can electronic plans submitted to a local agency be reviewed without a wet-ink signed certificate in lieu of oath?
Yes, **as long as the plans have the Digital Seal**.

Q. Are local agencies expected to “stamp and / or endorse” electronic plans submitted in accordance with the appropriate rules when approved and being released to the permit holder? If yes, please advise further details regarding how to for agencies; if not expected to stamp or endorse electronically, a simple no is sufficient.
No, **once the electronic plans have been approved the engineer must submit a full set of raised seal plans with a cover letter certifying that the plans comply with the released electronic set. Inspectors need paper plans for inspections**.

3/14/2016
2015 INTERNATIONAL ENERGY CONSERVATION CODE REQUIREMENT

EFFECTIVE DATE MARCH 21, 2016

R. 403.4
Mechanical SYSTEMS: FLUIDS ABOVE 105 DEGREES OR BELOW 55 DEGREES SHALL BE INSULATED TO A MINIMUM OF R-3

R.403.5.1
HEATED WATER CIRCULATION AND TEMPERATURE MAINTANCE SYSTEMS –R-3

R.403.5.3
HOT WATER PIPE INSULATION Minimum of R-3

A. PIPING ¾ " OR LARGER
B. PIPING SERVING MORE THAN ONE DWELLING UNIT
C. PIPES LOCATED OUTSIDE THE CONDITIONED SPACE
D. PIPING FROM WATER HEATER TO MANIFOLD
E. PIPES UNDER FLOOR SLABS
F. BURIED PIPING
G. SUPPLY AND RETURN IN RECIRCULATING SYSTEMS

M 2103.2.1
RADIANT HEAT PIPING USED IN SLAB SHALL HAVE A MINIMUM OF R-5 BENEATH PIPING
13.1.6 Areaway Drains

a. Drainage shall be provided for open areaways below grade where storm water may accumulate. Areaways include outdoor spaces that provide access to basements or floor levels of a building that are below grade. Drains in such areas shall be sized according to Table 13.6.2 and shall include strainers as required for roof drains or floor drains.

b. Areaway drains shall not connect to a foundation drain.

EXCEPTION: Areaways not exceeding 100 square feet in area. See Figure 13.1.6

NOTES:
1. The foundation drain can be inside or outside of the footings. See Figures 13.1.5-A and 13.1.5-B.
2. The areaway drain can connect to a foundation drain if the size of the areaway (and any adjacent areas that drain into the areaway) is 100 square feet or less. It must discharge separately if the area being drained is larger than 100 square feet.
3. Drain pipes for areaways must be sized according to Table 13.6.2, based on the rainfall rate and the size of the areaway and any adjacent areas that may drain into the areaway. The minimum drain pipe sizes are 2" if sloped 1/4 in./ft or more and 3" if sloped 1/8 in./ft.

Figure 13.1.6
THE ARRANGEMENT OF AN AREAWAY DRAIN

13.1.7 Window Well Drains

Window wells shall be drained as required for areaways, except that window wells not greater than 16 square feet in area shall be permitted to drain into a foundation drain, either directly by means of a 2" minimum size drain, or indirectly through a porous filter bed. See Figures 13.1.7-A and -B.
NOTES:
1. The foundation drain can be inside or outside of the footings. See Figures 13.1.5 - A and 13.1.5 - B.
2. The window well drain can connect to a foundation drain if the size of the window well (and any adjacent areas that drain into the window well) is 10 square feet or less. It must discharge separately if the area being drained is larger than 10 square feet.
3. Drain pipes for window wells must be sized according to Table 13.6.2, accounting for the rainfall rate and the size of the window well and any adjacent areas that may drain into the window well. The minimum drain pipe sizes are 2" if sloped 1/4 in./ft or more and 3" if sloped 1/8 in./ft.

Figure 13.1.7 - A
A WINDOW WELL DIRECTLY DRAINED

NOTES:
1. The foundation drain must be outside of the footings. See Figure 13.1.5 - B.
2. The porous filter bed must extend from the area drain in the window well to the foundation drain. Installing a filter fabric between the earth and the filter bed will keep the porous bed from becoming clogged with fine soil particles.

Figure 13.1.7 - B
A WINDOW WELL INDIRECTLY DRAINED
13.1.6 Areaway Drains

a. Drainage shall be provided for open areaways below grade where storm water may accumulate. Areaways include outdoor spaces that provide access to basements or floor levels of a building that are below grade. Drains in such areas shall be sized according to Table 13.6.2 and shall include strainers as required for roof drains or floor drains.

b. Areaway drains shall not connect to a foundation drain.

EXCEPTION: Areaways not exceeding 100 square feet in area. See Figure 13.1.6.

NOTES:
1. The foundation drains can be inside or outside of the footings. See Figures 13.1.5-A and 13.1.5-B.
2. The areaway drain can connect to a foundation drain if the size of the areaway (and any adjacent areas that drain into the areaway) is 100 square feet or less. It must discharge separately if the area being drained is larger than 100 square feet.
3. Drain pipes for areaways must be sized according to Table 13.6.2, based on the rainfall rate and the size of the areaway and any adjacent areas that may drain into the areaway. The minimum drain pipe sizes are 2" if sloped 1/4 in./ft or more and 3" if sloped 1/8 in./ft.

Figure 13.1.6
THE ARRANGEMENT OF AN AREAWAY DRAIN

13.1.7 Window Well Drains

Window wells shall be drained as required for areaways; except that window wells not greater than 10 square feet in area shall be permitted to drain into a foundation drain, either directly by means of a 2" minimum size drain, or indirectly through a porous filter bed. See Figures 13.1.7-A and -B.
CALL BEFORE YOU DIG
1-800-272-1000
TO LOCATE UNDERGROUND UTILITIES
IF YOU’RE GOING TO DIG, BLAST OR DRILL
THREE (3) WORKING DAYS NOTICE

REMEMBER
IT’S THE LAW!

Dig Safely.
### Energy Efficiency Certificate

<table>
<thead>
<tr>
<th>Insulation Ratings</th>
<th>R-Value</th>
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<tr>
<td>Roof/Ceiling</td>
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<td>Slab-edge (depth)</td>
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<td>Outside conditioned space</td>
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<tr>
<td>Water heater/boiler</td>
<td>EF/Eg or Et</td>
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</table>

**Builder/Designer:**  
**Certified By:**  
**Date:**  
**Code Edition:**  

This certificate shall be permanently posted on or in the electrical distribution panel as required by energy/residential codes.