



MUNICIPAL COMPLEX • PISCATAWAY, N.J. 08854

TOWNSHIP OF PISCATAWAY

CHECKLIST FOR RESIDENTIAL MUNICIPAL CERTIFICATE OF CONTINUED OCCUPANCY

This partial checklist is to be used by residents as a guideline and is not to be the definition of codes. The list does not cover everything but is provided to give an IDEA of what residences most commonly fail for. *In absolutely no way does this list constitute all of the reasons which a dwelling may fail Municipal Certificate of Continued Occupancy Inspection (MCCO).* **We recommend scheduling your inspection a minimum 4 (four) weeks prior to closing.**

EXTERIOR OF BUILDING

1. Condition of gutters, downspouts & leaders, sidewalk, driveway, apron and stairs.
2. Condition of accessory structures (i.e. sheds, fences, etc.) **Note:** Sheds 100 square feet or less shall be a minimum of 3 feet from property line, over 100 square feet must be a minimum of 8 feet from property line.
3. All windows and doors in habitable rooms must have screens in good condition.
4. Condition of chimney and flashing.
5. Condition of façade of structure (paint, siding, stucco finish, etc.).
6. All exterior and interior stairs with 4 (four) or more risers or more than 30" (thirty inches) above ground floor level must have guardrails and graspable handrail.
7. Yard must be free of debris (garbage/rubbish).
8. House number to be on front of house or mailbox (minimum 3" high).
9. All tree limbs that hang over the house or in contact with the house must be removed.
10. Cut all trees and shrubs 12" (twelve inches) from house.
11. All exterior electrical outlets to be GFCI protected.
12. All driveways must be a paved or other hard surface, stone or gravel driveways are not permitted.

INTERIOR OF BUILDING

1. Every habitable room shall contain at least 2 (two) electrical receptacles. If there are only 2 (two) receptacles in room, they must not be located on the same wall.
2. Check for lighting fixtures in hallways, stairways, bathrooms, laundry rooms and furnace rooms.
3. All windows must be operable, and all broken or cracked windows must be replaced.
4. Check all plumbing fixtures for leaks. Flexible drain piping needs to be replaced.
5. Check electrical system and proper grounding and bonding of water meter and water heater.
6. Check for excess debris in attic, cellar and throughout house.
7. Provide GFI outlets in all bathrooms, kitchens, laundry areas and within 6' (six feet) of any sink. Outlets in garages and unfinished basements must be GFCI protected.
8. Finished basement permit required, regardless if basement was finished when property was originally purchased.
9. Gas stove and gas dryer must have gas shut off valve behind each appliance.
10. Water heater must have approved pressure relief valve and extension maximum 6" (six inches) from floor.
11. Entire dwelling must be in a clean and sanitary condition (interior and exterior).
12. Ensure proper combustion/make-up air is available for furnace/boiler, water heater & dryer.

13. Check ventilation in bathrooms; must have working window or vent fan. All windows in tub/shower must be UL listed tempered glass or other approved safety glazing (window film).
14. Check stove; must be clean and in proper working condition and have anti-tipping bracket installed.
15. Door from dwelling space to garage must be solid core or steel, with no glass. Door must have a 20-minute fire rating.

****ALL UTILITIES (GAS, WATER, ELECTRIC) MUST BE OPERATING AT TIME OF INSPECTION****

Smoke alarms, Carbon Monoxide alarms and Fire Extinguisher are required as stated in Township Ordinance and must be in compliance with N.J.A.C. 5:70-2.3

Required:

- Smoke alarm outside each sleeping area. All battery operated smoke alarms installed must be the sealed 10 year battery type. All hardwired (110v) smoke alarms must be less than 10 years old. Ten year sealed battery type alarms are to be used in place of non-hardwired (battery operated) alarms, do not replace hardwired alarms with battery operated alarms.
- Carbon monoxide alarms must be within 10' (ten feet) of each sleeping area and on each level containing habitable living space including basement (excluding attic or crawl space).
- Fire Extinguisher, rated ABC Type-2A:10b:c but no more than 10 lbs. and must be mounted and installed within 10' (ten feet) of the kitchen, no more than 5' (five feet) above the floor, and in plain view (not in a cabinet or behind a door).

The following is to be provided to the Township of Piscataway (if applicable), prior to the issuance of the Municipal Certificate of Continued Occupancy.

1. Documentation by a professional that heating unit is clean and in proper working condition.
 2. Documentation by a professional that fireplace (wood burning or gas) is clean and free from defects.
 3. Documentation that septic system has been inspected and cleaned out, if required.
 4. Documentation that well water has been tested by a state certified lab, to NJDEP requirements.
 5. If any work was performed without a permit and one was required, you will be required to obtain the permit and close any open permits before the MCCO will be issued.
- **The Municipal Certificate of Continued Occupancy will be issued within 3 business days after final approval has been given. Please allow sufficient time for this. We recommend scheduling your initial inspection a minimum of 4 weeks prior to closing, as you need to allow time for a re-inspection if necessary.**
 - ***By issuance of the Municipal Certificate of Continued Occupancy, neither the Township of Piscataway nor any of its officers or employees assumes any liability, neither expressed nor implied, in connection therein.***