

BOROUGH OF
ORADELL
BUILDING DEPT.
Requirements for Construction Permit

- ☐ **1. Prior Approvals** (all that apply)
- ☐ **2. Construction Permit Application** (building, electrical, plumbing, fire, elevator)
- ☐ **3. Plans** for proposed project (2 sets sealed by an architect or homeowner for residential work)
- ☐ **4. Zoning Review / Permit Application** (\$35. fee)
- ☐ **5. Survey** (by licensed surveyor or engineer complete with all improvements and proposed improvements to scale 1"=10', 1"=20', 1"=30')
- ☐ **6. Energy calculations** for building
- ☐ **7. Soil moving calculations** (reviewed by Borough Engineer)
 - ☐ **A. Under 30 cubic yards** - \$1,000. escrow (Borough Engineer review & inspections, Balance will be refunded)
 - Survey (3 copies) showing Stormwater management (type of system, location measurements)
 - ☐ **B. 30 up to 100 cubic yards** - \$1,000. Escrow (Borough Engineer review & inspection, Balance will be refunded)
 - Site Plan (3 sets by licensed engineer showing storm water system, location, soil calculation, grades etc.)
 - ☐ **C. 100 cubic yards & above** – Application to Planning Board for Soil Moving Permit, fees for application, Site Plan (3 sets by licensed engineer showing storm water system, location, soil calculation, grades etc.)
- ☐ **8. Foundation location survey** - (for new homes, additions close to zoning requirements, plans approved by a Board) prior to backfill inspection.
- ☐ **9. Asbuilt Survey** (for new homes, additions close to zoning requirements, plans approved by a Board) prior to final approvals

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☐ **9. Certificate in Lieu of Oath** – If you are performing the work yourself

☐ **10. Required Inspections** –

1. The bottom of footing trenches before placement of footing, pile foundations.
2. Foundation and all walls up to grade level prior to back filling.
3. All structural framing and connections prior to covering with finish or infill material; plumbing underground services, rough piping, water services, sewer, storm water system; electrical rough wiring, panels and service installations; insulation installations;
4. Installation of all finished materials, sealings of exterior joints; plumbing piping, trim and fixtures; electrical wiring, devices and fixtures; mechanical systems equipment.
5. Required special inspections. The applicant by accepting the permit will be deemed to have consented to these requirements.
6. A final inspection is required for each applicable subcode area before a final Certificate of Occupancy or Approval may be issued. Any violations of the approved plans and/or permit will be noted and the holder of the permit notified of discrepancies.
7. A complete copy of approved plans must be kept on the job site.

☐ **11. Application for Certificate of Occupancy or Approval** – Once all final inspections have been approved, you must fill out a Certificate of Occupancy or Approval. Applications can be obtained from the Building Department. The certificate will be mailed to you. You shall not occupy the structure (under the permit) until you have obtained a Certificate of Occupancy or Approval.

If you have any questions, please contact the Building Department, Monday through Friday, 8:30AM – 4:30PM, at 261-8005