

BOROUGH OF OCEAN GATE
801 Ocean Gate Ave CN 100
Ocean Gate NJ 08740
732 269 3166 Ext 25

CONSTRUCTION PLAN REQUIREMENTS

The plans included in your submission for a construction permit shall contain the following information:

1. Two sealed sets of drawings shall bear the seal and signature of an Architect or Engineer who prepared the plans and is registered in the state of NJ. A homeowner who occupies the structure may draw their own plans, but must sign each sheet of plans. The plans shall show the foundation, floor plan with the designated use of each room, elevations in hazardous flood zones, include structural framing notes for all floors, ceilings and roofs. Include a loading schedule indicating live, dead, snow and wind loads for which the structure is designed. Include material schedule for finished rooms, doors, lumber species and grades.
2. Details:
 - a. Building: Provide a cross section through one typical wall unless more are required of a unique condition. Show construction details from footings up to and including roof framing. This section shall indicate all construction materials used including roofing, vapor barriers, sheathing type and thickness, windows, glazing type if other than standard glazing is used, interior finish material, floor type and thickness, structure foundation and footings sizes. Provide a REScheck for residential buildings or COMcheck for commercial building Compliance Certificate as required by the New Jersey Subcode, signed and sealed by an architect. Download this program at www.energycodes.gov.
 - b. Electrical: Plans shall indicate lighting, receptacles, motors and equipment, smoke detectors, service entry locations, size and type (overhead or underground), panel size and location, number of proposed circuits, conduit and breaker sizes. A symbol legend shall be included.
 - c. Plumbing: Plans shall indicate the location of all fixtures including the water heater. The plumbing contractor shall provide isometric drawing of the drainage system. For commercial structures, provide an isometric drawing showing all water pipe sizes.
 - d. Mechanical: Plans shall indicate the type and location of all heating equipment and fuel tanks. Provide heat loss calculations for all types of heating systems. Provide a single line drawing showing the size and location of all heating ducts for warm air heating systems by the contractor or architect. For gas burning appliances, provide an isometric drawing showing the lengths, sizes of all pipes and the b.t.u. input of each appliance.
 - e. Engineering: The construction official and appropriate subcode official may require adequate details of structural, mechanical, plumbing and electrical work, including computations, stress diagrams and other essential technical data to be filed as permitted by N.J.A.C. 5:23-2.15 (e) 1. vi. For commercial structures, plans shall indicate how required structural and fire-resistive rating will be maintained for penetrations made for electric, plumbing, and communication conduits, pipes and systems.
3. Provide a copy of the plumbing and electrical contractor license issued by the State of NJ. This will be kept on file and will not be necessary again unless their license expires or is revoked.
4. The initial prototype submission shall contain all the information above. Each subsequent submission shall contain all prior approvals and a letter from the architect authorizing use of the plans.

Before signing the Certification in Lieu of Oath indicating that you are performing the work yourself, please consider the following:

1. The laws requiring new home builders to be registered and contractors in the various trades, such as plumbing or electrical work, to be licensed were adopted to protect homeowners and homebuyers. If you are signing this Certification to provide cover to an unlicensed homebuilder or contractor, you are forfeiting the protection afforded to you under the law. The contractor that you have hired may or may not be qualified. And if you encounter problems with this contractor, the government will not be able to help you because you signed the Certification indicating that you are performing the work yourself.

In the case of the construction of a new home, you are forfeiting your right to a new home warranty. Every new home builder in New Jersey is required to be registered with the State and to give a warranty to each purchaser. The warranty covers almost all defects in workmanship or materials, including appliances, for the first year; plumbing, mechanical (heating and air conditioning), and electrical systems for the first two years; and major structural defects for ten years. Further, the warranty will actually pay for the correction of defects if the builder fails or refuses to do so. By signing the Certification, you are giving up that protection.

2. You are violating the criminal laws of this State if you sign the Certification indicating that you are doing the work yourself when, in fact, you are paying someone else to do it.