

Selling your home

Does Wall Township require an inspection by the building department on resale of a home?

No. We do not require a Certificate of Continued Occupancy on the resale of home. A Smoke Detector, Carbon Monoxide and Fire Extinguisher Certification is required and is performed by the Fire Prevention Department; please call 732-449-8444 x 254 to schedule an appointment.

I'm selling my house, is the Township going to make me remove my underground oil storage tank?

No. As long as the tank is still being used and it is not leaking it may remain in place. A prospective buyer may want you to remove or properly abandon it in place, but that is a contractual negotiation between you and the buyer.

I'm selling my house, the buyer's inspector said some items are not "up to code", is the Township going to make bring my house up to the current code?

No. Codes are updated every three years, there is no requirement that existing buildings conform to new codes unless work is being done. This is a contractual negotiation between you and the buyer.

General Building Codes and Procedures

When is a permit required?

A permit is required to construct, enlarge, repair, renovate, alter, reconstruct or demolish a structure or to install or alter equipment, such as heating or air conditioning. There are exceptions for ordinary maintenance.

The following are considered ordinary repairs and would not require a permit:

- Exterior or interior painting.
- Installation, repair or replacement of less than 25% of plaster or drywall in any given room.
- Vinyl or Paper wall covering.
- Replacement of glass in any door or window. (The glass must be of the type required by code)

- The installation and replacement of any window or door, including garage doors, in the same opening without altering the dimensions or framing of the original opening. This includes storm windows and doors. Replacement Egress doors and windows shall not reduce the required height, width or net clear opening of the previous window or door.
- Repair or replacement of any non-structural member such as kitchen cabinets.
- The replacement or installation of any flooring material in a one or two family home.
- The repair or installation of interior or exterior trim or molding.
- The repair of existing roof material **not exceeding 25%** of the total roof area in any 12-month period.
- The repair of existing siding, with like material, **not exceeding 25%** of the total building exterior wall area in any 12-month period.
- The repair or replacement of any part of a porch or stoop, which does not support a roof.
- The replacement or installation of screens.
- Installation of roll or batt insulation when installed within 1 ½ inch of an interior finish
- Replacement of exterior rain gutters and leaders.
- **Replacement** hose bib valves in single-family homes, replacement hose bib valves must have an atmospheric vacuum breaker.
- Refinishing of any plumbing fixtures. Relining of plumbing fixtures is **not** considered an ordinary repair.
- Repair of leaks by replacement of piping between two fittings only.
- Clearance of drain clogs.
- **Replacement** of faucets or working parts of faucets.
- **Replacement** of valves including shower or combination bath/shower valves (shower valves must be the pressure balance type to prevent accidental scalding).
- **Replacement** of working parts of valves (washers or cartridges).
- **Replacement** of drain traps in single-family homes.
- **Replacement** of a toilet, bathroom sink, bathroom tub or kitchen sinks, provided no change in pipe arrangement is needed. Replacement toilets shall use a maximum of 1.6 gallons per flush.
- **Replacement** of existing domestic clothes washers or dishwashers.
- **Replacement** of any receptacle (outlet), switch, or lighting fixture rated at 20 amps or less and operating at less than 150 volts.

- The installation of battery operated smoke detectors or carbon monoxide detectors.
- **Repair or replacement** of heating or air-conditioning components; motors, pumps and fans of the same capacity; heating supply and return piping and radiation elements not requiring the rearrangement of the piping system; ductwork or control devices (thermostats).
- **Replacement** of kitchen range hoods in a single family home.
- **Replacement** of clothes dryers, stoves or ovens within dwelling units provided no change in fuel type, location or electrical characteristics is required.

The following **are not** considered ordinary repairs and would require a permit:

- Cutting away of any wall, partition or portion thereof.
- The removal or cutting of any structural beam or bearing support.
- The removal or change of any required means of egress.
- Any work affecting structural or fire safety.
- Any work that will increase the nonconformity of any building or structure.
- Addition to, or alteration, replacement or relocation of water supply, sewer drainage, gas, soil, waste, vent or similar piping.
- Addition to, or alteration, replacement or relocation of electrical wiring other than low voltage communication wiring in a one or two family home.
- Installation of wood paneling.
- Alteration to the layout or use of any space or room even if all the work is inside the building and there is no addition to the building.

If you are unsure whether you need a permit, please call the Building Dept. and we will be glad to assist you.

My hot water heater broke on a Friday night, do I need to wait till Monday and get a permit before I have it replaced?

No. You are allowed to make emergency repairs and get a permit as soon as possible but not more than 72 hours later and have all required inspections.

Can the Building Dept. Recommend a Contactor?

No we can not recommend a contractor.

Do I need a permit to re-roof my house?

Yes. If you are doing more than 25% of the total area of the roof in any 12 month period..

Do I need a permit to reside my house?

Yes. . If you are doing more than 25% of the total exterior wall area in any 12 month period.

What are the Building Department's hours?

The office is open Monday through Friday, 8:00 am to 5:00 pm

When are inspections performed?

Building, Plumbing, Electric and **Fire** inspections are performed Monday through Friday. Inspections start about 9:00 a.m. and continue till the inspector is complete with all inspections, generally by 3:30 p.m.

Can I request a specific time for inspections?

No. Unfortunately due to the volume of inspections we cannot guarantee a specific time.

What is the best time to talk to an inspector?

Between 8:00 a.m. and 9:30 a.m. and between 3:30 p.m. and 4:30 p.m.

What forms will I need for my permit application?

We use standard multi-part State application forms. They are available at the Building Department office at no charge.

Can you fax me the forms?

No. The forms are multi-part carbon copy forms.

Can I use forms from another town?

Yes. As long as they are the standard New Jersey State forms.

Can I draw the construction drawings myself or do I need an architect?

Maybe. You can do your own drawings if they are for an owner occupied single family home. All other structures need to be drawn and sealed by an architect and/or engineer licensed in New Jersey.

How many copies of the construction drawing do I need to submit with my application?

Two.

What needs to be on the construction drawings?

- Occupant load
- Construction type.
- Use Group(s)
- Scale, 1/4 inch = 1 foot minimum, showing all dimensions.
- Code and Year used for the design.
- Floor plans of all levels with all rooms labeled.
- Location of smoke detectors.
- Elevations (front, sides, and rear) indicating window and door dimensions.
- Insulation R-values. (An Energy Code Compliance Report must be included with your application for more information see the States web site http://www.state.nj.us/dca/codes/bulletins_ftos/list_of_bulletins_ftos/b_07-2.pdf)
- Location of safety glazing.
- Manufacturer's design specifications for prefabricated fireplaces.
- Foundation plan.
- Footing details (minimum footing depth is 42").
- Structural framing plans of all levels accurately detailing all members.
- Structural details of connections.
- Typical wall section with sheathing thickness and type (special products or devices require a research or evaluation report).
- Roof framing plan.
- List of material specifications including, but not limited to: grade and species of lumber, concrete strength, and steel strength.
- List of design load criteria: live load, dead load, snow load, wind load, bearing capacity, and lateral earth pressure (for West Milford: ground snow load = 40 PSF and wind speed = 80 mph).
- Name of the person preparing the drawings.
- If plans are prepared by a registered design professional, both sets of plans must bear the **original** seal and signature.

- Truss Shop Drawings for pre-engineered floor or roof trusses.
- Plumbing fixture layout and riser diagram.
- Electrical plan.

How long will it take to get my permit after I make an application?

The Building Department has up to 20 business days to review your complete application after all prior approvals (Land Use, Health Department, etc.) are met. Smaller projects like decks and sheds are generally done more quickly.

Do I need a permit for a shed?

Maybe. Sheds 100 Sq. ft. and under and 10 ft. or less in height do not require a building permit, all sheds require a Zoning Permit regardless of size.

Do I need a permit to put up a fence?

Yes and No. A building permit is not required for a fence unless it is barrier for a pool. A Zoning Permit is required for all fences. If you are replacing a fence around a pool, a building permit is required and it must meet the current code.

When is a permit required for a pool?

A permit is required for all pools intended for swimming or recreational bathing that contains water over 24 inches (610 mm) deep

Requirements for pools and barriers (fences) can be complicated; we have a guide available for pool fences in the “forms” section of our web site.

I'm having replacement windows installed, do I need a permit?

Maybe. If the replacement window does not require the wall framing to be changed and does not change the original opening size a permit is not required. If the wall framing or original size are to be changed a permit would be required.

How are the fees for permits calculated?

Building permits for new structures and additions are base on a fee per cubic foot of volume. Building permits for alterations are based on a fee per dollar amount of the estimated cost of the work. Roofing, siding and pools have a flat fee. Electric, Plumbing and Fire permits are based on the number of fixtures or appliances being installed. See the Fee Schedule: <http://www.wallnj.com/constrfees.htm> for specific fees.

My neighbor is doing work and I don't think they have a permit can an inspector come check it out?

Yes. Call the building department with the Address and we'll check to see if a permit has been issued, if not we'll send an inspector out to investigate, but please note to be fair to everyone the inspector may note violations on other properties in the neighborhood, which may include your home.