

Berkeley Township Construction Plan & Inspection Process

STEP 1

File Application and Fee with Zoning Office

Zoning Review

Affordable Housing Review

Engineering Review

Floodplain Review

Allow 10 business days if application is complete and compliant

Once Approved
You can deliver your file to the Construction Office for Plan Review

STEP 2

Construction Office For Plan Review

Building Subcode Plan Review

Electric Subcode Review

Plumbing Subcode Review

Fire Subcode Review

Once approved by all officials, the applicant is called to pick up the Building permit

Timeframe is 20 business days permitted for plan review

Construction begins subject to approval of all utilities. Notification to start work to the following agencies - DEP, CAFRA and Ocean County Soils

Applicant calls for all required inspections

Building Subcode Inspections For New Homes

- Footing or Grade Beam
- Foundation/Slab Open Deck
- Pilings & Banding

Building Inspections

- Footing
- Foundation/Slab
- Open Deck
- Sheathing
- Framing
- Insulation
- Final Building

Plumbing

- Water Service
- Sewer Service
- Rough /Pressure
- Final Plumbing

Fire

- Rough
- Final

Electrical

- Trench
- Service
- Rough
- Bonding
- Final

Applicant may file for a Certificate of Occupancy when the following conditions are met:

1. All Final Inspections are Approved
2. Final Engineering
3. All Developmental fees are paid
4. Final Survey
5. As-built Elevation Certificate *
6. Berkeley Sewer and Water Approval ***Board of Health for Septic
7. Ocean County Soils Compliance Certificate
8. As-built plans if Applicable for any Specific Sub-code Official
9. New Home Warranty Certificate

*Relates to Flood Zone Homes

Congratulations! C.O. Issued!!!