

Construction Permits

Construction Permits are required to construct, enlarge, repair, alter, renovate, demolish, reconstruct or change the use of a building or structure or to install equipment. This is not an all-inclusive listing of permit requirements. Permit questions should be directed to the Construction Office at (609) 266-7600 ext. 261.

Prior to applying for a permit there are certain approvals or certifications that may be required. These approvals are called prior approvals and are issued by various Federal, State, and/or County agencies.

Some prior approval requirements that apply to some Building Permits are:

1. Zoning: (609) 266-7600
2. Cape Atlantic Soil Conservation: (609) 625-3144
3. City of Brigantine Beach Water Dept.: (609) 266-7800
4. City of Brigantine Beach Sewer Dept.: (609) 266-7800
5. Coastal Area Facilities Review Act (CAFRA) permit: (609) 292-0060

What is a Building Permit?

A Building Permit is a license to proceed with the work approved and shall not be construed as authority to violate, cancel or set aside any of the provisions of the regulations. The work must conform to the approved application, plans and specifications for which the permit has been issued including prior approvals and any amendments to the approved plans.

Construction Application

A Construction Application is an application for a Building Permit. The application must contain a general description of the work, the work location, use and occupancy of all parts of the building or structure, the owner(s) name and address, block/lot, etc. Additionally, two copies of plans, (3 sets if new construction), drawn to scale, with sufficient clarity and full dimensions to show the nature and character of the work to be performed are required.

Applications can be printed from this website:

<https://www.state.nj.us/dca/divisions/codes/resources/constructionpermitforms.html>

Plans must show the following details:

Building Plans: Shall show foundation, floor, roof, structural plans (framing details), door and window sizes, section details, connection details, etc.

Electrical Plans: Shall show floor and ceiling plans, lighting, receptacles, motors and equipment, service entry location, line diagram and wire, conduit and breaker sizes.

Plumbing Plans: Shall show floor plans, fixtures, pipe sizes, equipment and other materials, fixture schedule and sewage disposal information.

Mechanical Plans: Shall contain floor and ceiling plans, size of air distribution ducts, duct location, and location of all equipment that will be installed.

Note:

All plans must be sealed and signed by a New Jersey Registered Architect or Licensed Engineer. The Construction Official may waive the requirement for sealed plans in the case of a single-family homeowner who has prepared his own plans for the construction, alteration or repair of a structure intended to be used exclusively as his private primary residence.