

## OBTAINING FINAL INSPECTIONS

April 23, 2012

(Livingston, NJ) – Are you selling your home? Thinking of moving soon? The Township of Livingston Building Department would like to take this opportunity to remind residents to check if there are any open permits on their property. Having open permits may hold up your closing, and there may also be life safety issues that need to be addressed. An open permit is a permit that has not passed all final inspections

Closing out open permits is essential because there may be hazardous living conditions in your home. For example, improperly installed furnaces, hot water heaters or gas fireplaces can cause carbon monoxide poisoning or a fire; improperly installed wiring could cause a fire; and missing or improperly installed handrails could allow someone to fall. “The NJ Division of Consumer Affairs Rule: N.J.A.C. 13:45A-16.2(a) 10.ii states that final payment to the contractor is not required to be made before a final inspection is performed,” explained Marty Chiarolanzio, Livingston Township Construction and Zoning Officer.

“And don’t forget to check if your house number is clearly visible from the street,” Chiarolanzio added. “In an emergency, first responders need to locate your home quickly. That is why one of the most important things that the Building Department inspectors look for is a number on your home. Please be sure that the numbers are no less than five inches tall and displayed on the front of the house or front yard. This is important so that the Police Department, Fire Department and First Aid Squad do not waste valuable time locating your home in an emergency.”

To find out if there are open permits, simply call the Livingston Building Department at 973-535-7957, Option 4, or email [building@livingstonnj.org](mailto:building@livingstonnj.org). Our staff will do a property search and help you schedule any final inspections at a time most convenient to you. The building department is open between 7:00 am - 4:00 pm and is located on the 2<sup>nd</sup> floor of the Municipal Building, 357 South Livingston Ave.

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