

Requirements to issue a Certificate of Occupancy

The primary concern is that the property be safe, sound and sanitary. The structure must comply with the current State Building Code, State Fire Code and local Zoning. The requirements are as follows:

- The structure must be watertight and capable of maintaining a temperature in the winter of at least 65 degrees
- Entrances to the structure must be complete and meet code
- Siding must be installed and caulked as appropriate
- Decks must be complete and meet Code
- Finish grade must be complete to be certain water runs away from structure (it does not need loam and seeding)
- State must have issued an "Approval of Operation" for the septic system
- The well must be installed and functioning with potable water
- 911 Address sign must be located at the driveway clearly visible from the access road
- All interior walls must be complete (not required to be painted or have doors)
- Smoke Detectors and Carbon Monoxide Detectors installed and operable
- All Electrical Complete (Missing light fixtures not lighting critical areas must have a cover over electrical box)
- A cooking stove is required and any appliances that are hard wired
- All plumbing must be complete
- All heating components must be operational
- Flooring installed in wet area
- Flooring installed where eliminating it creates a trip hazard
- Tile showers complete
- All insulation in place including insulating of floor joists of first floor if basement is not insulated
- Lightweight floor joists must be covered with ½" sheetrock or the basement fire sprinklered
- No spray insulation can be exposed unless painted with an intumescent paint meeting Code
- Evidence of a Blower Door Test with air exchanges of 7 or less per hour