

THE ULTIMATE BOOK OF SURVIVAL GEAR



NEW U.C.C.
INSPECTORS

Code Professional

Presented to you is this helpful

“UCC Inspector Survival Guide”

The intent of this booklet is to provide you with helpful information, from the sections of The Uniform Construction Code to Practical Tips and Resourceful Contacts. This “Survival Guide” will expose you to some of the materials that can help you grow and expand your knowledge in the ever-changing world of Code Enforcement.

Please understand, this is only a guide, information changes on a regular basis, in fact this guide is most likely not current.

Complete Documents Are Not Included.

You Must Invest Your

*** Time * Energy * Commitment ***

Read Your Code Books, Search Out a Subject, Ask Questions and Continue to Grow and Expand in the Knowledge of Your Profession and Craft.

Arrangement of Material Provided by Rich Perlman

*** START HERE ***



State of New Jersey

CODE OF ETHICS

The protection of life, health, and property is a solemn responsibility of the highest order. Recognizing the public's trust bestowed upon individuals engaged in the administration and enforcement of construction codes, the Department of Community Affairs and licensed code officials throughout the State of New Jersey are committed to a standard of professional behavior that exemplifies the highest ideals and principles of ethical conduct.

- *Code Officials will never use their positions to secure any special benefit to themselves, their families, or their friends.*
- *Code Officials will never accept any gift or gratuity from anyone whose work they regulate.*
- *Code Officials will recuse themselves from enforcement of the Uniform Construction Code in matters where they, their families, or close friends have a direct or indirect personal or financial interest that might appear to conflict with the proper discharge of the duties of the Code Official.*
- *Code Officials will never knowingly act in a way that might create an impression or suspicion among the public that they are engaged in conduct violative of the public trust.*
- *Code Officials will always make decisions in connection with their official duties on a fair and impartial basis, and without regard to race, color, sex, religion, age, handicap, national origin, marital status, sexual orientation, political affiliation, or other inappropriate consideration.*
- *Code Officials will never conduct themselves such that it might be reasonably inferred that the influence of a personal relationship caused them to act in a biased or partial manner.*
- *Code Officials will never recommend or disparage products, suppliers, or contractors, or otherwise show partiality or exercise undue influence in any way.*
- *Code Officials will perform their duties to the best of their ability at all times and will not accept additional employment that would leave insufficient time to perform their duties properly.*
- *Code Officials will perform their duties with professionalism and with courtesy toward all.*

§ 52:27D-120. Purpose

§ 5:23-2.1 Title; scope; intent

It is the Intent and Purpose of this Act:

- a. To encourage innovation and economy in construction and to provide requirements for construction and construction materials consistent with nationally recognized standards.
- b. To formulate such requirements, to the extent practicable, in terms of performance objectives, so as to make adequate performance for the use intended as the test of acceptability.
- c. To permit to the fullest extent feasible the use of modern technical methods, devices and improvements, including premanufactured systems, consistent with reasonable requirements for the health, safety, and welfare of occupants or users of buildings and structures.
- d. To eliminate restrictive, obsolete, conflicting and unnecessary construction regulations that tend to unnecessarily increase construction costs or retard the use of new materials, products or methods of construction, or provide preferential treatment to types or classes of materials or products or methods of construction.
- e. To ensure adequate maintenance of buildings and structures throughout the State and to adequately protect the health, safety and welfare of the people.
- f. To eliminate unnecessary duplication of effort and fees in the review of construction plans and inspection of construction.

CONTACT INFORMATION: Please understand this is not an all-inclusive list, please check the Internet for your area

Division of Codes and Standards 609 292 7899
Code Assistants 609 984 7609
Licensing Unit 609 984 7834
Uniform Construction Code Publications 609 984 0040

ICC 888 422 7233
NFPA 800 344 3555
IAPMO NSPC 909 472 4100
UL 610 774 1300
INTERTEK 800 201 0335

OTHER:

ASSOCIATIONS:

N.J. Building Officials Association www.newjerseyboa.com
N.J. Plumbing Inspectors Association www.njpia.org
International Assoc. Electrical Inspectors www.iae.org
N.J. Municipal Electrical Inspectors Assoc. www.njmeia.com
N.J. State Fire Prevention/Protection Association www.njsfppa.org
N.J. Association of Technical Assistants www.njata.org

Regional/Other

Bergen-Passaic Municipal Inspectors Assoc. www.bpmia.com
Central Jersey Code Officials Association www.cjcoa.org
Monmouth-Ocean County Building Officials. www.mocboa.com
Municipal Construction Officials of New Jersey www.munco.org
Sussex Warren Code Enforcement Official gregchontow@msn.com

OTHER:

OSHA 800 321 6742

New Jersey One Call 811 or 1 800 272 1000

UTILITIES:

Public Service Electric & Gas. 800 436 7734

Jersey Central Power & Light 800 662 3115

Atlantic City Electric. 800 642 3780

Rockland Electric Company. 877 434 4100

Park Ridge Dept. of Public Utilities. 201 391 2113

Butler Municipal Electric Light & Power. 973 838 7208

Milltown Electric Department. 732 828 2100

Sussex Rural Electric Coop, Inc.. 973 875 5101

Vineland Municipal Electric Utility. 856 794 4230

South River Board of Public Works. 732 257 9051

Madison Electric Utility. 973 593 3091

Seaside Heights Boro Electric Dept.. 732 375 4720

Lavallette Electric Dept.. 732 793 7766

Pemberton Electric Dept.. 609 518 7877

Elizabethtown Gas. 800 242 5830

New Jersey Natural Gas. 800 221 0051

South Jersey Gas. 888 766 9900

Optimum (Altice) Broadband Cable: 1-800-992-0132

Service Electric Hunterdon: 1-800-225-9102

Spectrum (Charter): 1-855-707-7328

Verizon (FiOS): 1-800-VERIZON (1-800-837-4966)

Xfinity (Comcast): 1-800-XFINITY (1-800-934-6489) / 1-800-COMCAST. (1-800-266-2278

OTHER:

§ 5:23-3.3 Enforcement

(a) In accordance with the delineation of responsibility for enforcement specified herein, subject to specific reservations by the Department to itself, the appropriate official(s) shall enforce the subcode and shall act on any question relative to the mode or manner of construction, and the materials to be used in the erection, addition to, repair, renovation, alteration, reconstruction, removal, demolition, installation of service equipment, and the location, use and occupancy of all buildings and structures, except as may be otherwise specifically provided for in the regulations, including, but not limited to:

1. Applications, certificates and permits: Such official(s) shall review applications for permits for the erection, repair (other than ordinary maintenance), renovation, alteration and reconstruction of buildings and structures; indicate approval or denial to the construction official; and inspect the premises for which such permits have been issued and enforce compliance with the provisions of the regulations.
2. Notices and orders: Such official(s) shall issue all necessary notices or orders to remove illegal or unsafe conditions; to require the necessary safeguards during construction; and to insure compliance with all requirements for the safety, health and general welfare of the public.
3. Inspections: Such official(s) shall make all the required inspections, and all reports of such inspections shall be in writing and certified by them or they may engage such expert opinion as he may deem necessary to report upon unusual technical issues that may arise, subject to the approval of the construction official and appointing authority.
4. Enforcing agency records: Such official(s) shall assist in the keeping of official records of applications received, permits and certificates issued, fees collected, reports of inspections, and notices and orders issued as may be required by the construction official.

HOW TO CITE THE CODE



New Jersey Uniform Construction Code

(aka: *The Blue Book*)

How the Blue Book is Organized and Read

N.J.A.C. 5:23 - 2.15 (f) 1 i(1)(A)

New Jersey Administrative
Code

Title

Chapter

Sub
Chapter

Section

Sub
Section

Paragraph

Sub
Paragraphs

N.J.A.C 5:23 CHAPTER 2

N.J.A.C 5:23-2.1	Title;scope;intent
N.J.A.C 5:23-2.2	Matter Covered
N.J.A.C 5:23-2.3	Applicability
N.J.A.C 5:23-2.4	Alterations, replacements and damages
N.J.A.C 5:23-2.5	Concerning increase in size
N.J.A.C 5:23-2.6	Change of use
N.J.A.C 5:23-2.7	Ordinary Maintenance
N.J.A.C 5:23-2.8	Installation of equipment
N.J.A.C 5:23-2.9	Variations and exceptions
N.J.A.C 5:23-2.10	Applications for variations
N.J.A.C 5:23-2.11	Review for variation applications
N.J.A.C 5:23-2.12	Final decision on variations
N.J.A.C 5:23-2.13	Authority to grant variations
N.J.A.C 5:23-2.14	Construction permits-when required
N.J.A.C 5:23-2.15	Construction permits-application
N.J.A.C 5:23-2.15A	Construction permits for a single family residence
N.J.A.C 5:23-2.16	Procedure
N.J.A.C 5:23-2.16A	Records retention
N.J.A.C 5:23-2.17	Demolition or removal of structures; abandoned wells
N.J.A.C 5:23-2.17A	Minor Work
N.J.A.C 5:23-2.18	Inspections
N.J.A.C 5:23-2.18A	Utility load management device installation programs
N.J.A.C 5:23-2.18B	Utility area lighting facility installation program

N.J.A.C 5:23-2.18C	Use and occupancy of swimming pools, spas and hot tubs
N.J.A.C 5:23-2.19	Special technical services
N.J.A.C 5:23-2.20	Test and special inspections
N.J.A.C 5:23-2.21	Construction control
N.J.A.C 5:23-2.22	Premanufactured construction
N.J.A.C 5:23-2.23	Certificate requirements
N.J.A.C 5:23-2.23A	Permits and certificates for multi-tenant buildings
N.J.A.C 5:23-2.24	Conditions of certificate of occupancy
N.J.A.C 5:23-2.25	Establishment of fees
N.J.A.C 5:23-2.26	{reserved}
N.J.A.C 5:23-2.27	Refunds
N.J.A.C 5:23-2.28	Volume computation
N.J.A.C 5:23-2.29	Entry
N.J.A.C 5:23-2.30	Violation, notice and orders
N.J.A.C 5:23-2.31	Compliance
N.J.A.C 5:23-2.32	Unsafe structures
N.J.A.C 5:23-2.33	Service of notice
N.J.A.C 5:23-2.34	Protection of adjoining properties and public right of way
N.J.A.C 5:23-2.35	Enforcement actions after issuance of certificate(s) of occupancy
N.J.A.C 5:23-2.36	{Reserved}
N.J.A.C 5:23-2.37	Elevation of an existing building
N.J.A.C 5:23-2.38	Departmental appeal
N.J.A.C 5:23-2.39	Automatic fire suppression systems

§ 5:23-4.3A Enforcing agency classification

(a) Local enforcing agencies shall be classified as Class 3 or RCS (specialty in residential and small commercial structures), Class 2 or ICS (specialty in industrial and commercial structures) or Class 1 or HHS (specialty in high-rise/hazardous structures). The classification of the enforcing agency shall be as determined by

(b) below. The highest class of structures, as defined in (d) below, for which the enforcing agency in a municipality is authorized to do plan review shall correspond to the classification of the enforcing agency as determined by (b) below. (b) The classification of an enforcing agency is determined by the lowest level of inspector license held by any of the subcode officials appointed to establish such agency and by the highest level of inspector license held by the appointed construction official. In the case of subcode officials, the inspector license used to determine the classification of the agency must be in the subcode area for which that individual is appointed. Enforcing agencies shall be classified as follows:

1. Class 1 agency: The lowest level of inspector license held in accordance with N.J.A.C. 5:23-5 by the construction official or any of the subcode officials appointed to constitute the enforcing agency is an HHS inspector license.

2. Class 2 agency: The lowest level of inspector license held in accordance with N.J.A.C. 5:23-5 by the construction official or any of the subcode officials appointed to constitute the enforcing agency is an ICS inspector license.

3. Class 3 agency: The lowest level of inspector license held in accordance with N.J.A.C. 5:23-5 by the construction official or any of the subcode officials appointed to constitute the enforcing agency is an RCS inspector license.

(c) Any change in the classification of an enforcing agency shall be effective immediately upon a change in the level of licensure of any of the officials appointed to constitute the enforcement agency as described in (a) above. The ability of a municipality to accept an application for plan review shall be determined by the classification of that municipality as of the date of application. Nothing contained herein, however, shall be construed to permit any enforcement agency to continue to review plans submitted if the classification of the agency has changed so as to render the agency no longer eligible to review the plans in question.

(d) Structures shall be classified as follows (group classifications are as per the building subcode, areas are per floor/stories/height are above grade):

§ 5:23-2.7 Ordinary Maintenance

(a) Ordinary Maintenance to Structures may be made without filing a Permit Application with or giving Notice to the Construction Official.

PLEASE REFER TO THE CODE TEXT FOR THE COMPLETE DETAILS

§ 5:23-2.17A Minor Work

(a) The Issuance of a Permit shall not be required before Minor Work may proceed. The Owner, or an Architect or Contractor acting on behalf of the Owner, shall, however, provide Notice of the work to the Enforcing Agency before work begins.

(b) Notice of work; application:

1. Notice of Minor Work Shall be Oral or Written and Submitted in Person or Electronically to Local Enforcement Agency and Shall be given before work commences. Notice Shall include a Brief Summary and the Location of the work to be performed. Such Notice Shall be consent for the Enforcing Agency to Enter and Inspect in the same manner a Permit application is consent.

2. In addition to the Notice, the Owner or agent Shall be required to file a Permit application. The completed Permit application Shall be delivered in Person or by Mail to the Enforcing Agency, within Five Business Days from the Date of the Notice. The fee shall be paid prior to the Issuance of the Construction Permit.

PLEASE REFER TO THE CODE TEXT FOR THE COMPLETE DETAILS

§ 5:23-2.18 Inspections

(a) Preliminary inspection: Before issuing a permit, the construction official and appropriate subcode official shall, where necessary, examine or cause to be examined all buildings, structures and sites for which an application has been filed for a construction permit.

(b) Inspections during the progress of work: The construction official and appropriate subcode officials shall carry out periodic inspections during the progress of work to ensure that work inspected conforms to the requirements of the code.

1. Inspections of one- and two-family dwellings for which construction must cease until the inspection is made shall be limited to the following:

i. The bottom of footing trenches before placement of footings;

(1) In the case of pile foundations, a pile log and certification prepared by a licensed design professional shall take the place of the inspection required by (b)1i above. Such certification shall include, but not be limited to, verification that the size, type, and location of the piles conforms to the released plans and that the piles are properly set to support the design loads. Such certification shall be based upon personal observations made by the design professional at the site;

ii. Foundations and all walls up to grade level prior to covering or back filling;

(1) For new construction, a foundation location survey showing all building corners of the foundation and the elevation of the top of the foundation wall shall be submitted to the construction official as soon as possible after the installation of the foundation wall. It is not necessary for work to cease for the preparation and submission of this survey. A land surveyor licensed in the State of New Jersey shall prepare the survey. The proposed foundation location and elevation as shown on the original plot plan shall also be shown on the foundation location survey.

(A) Exception: A foundation location survey shall not be required for additions, decks, swimming pools, sheds or similar structures.

(2) For new construction, additions, and work that is determined to be a substantial improvement pursuant to N.J.A.C. 5:23-6.3A, the foundation location survey, including the lowest floor elevation and as-built elevation documentation, for a building that is located in a flood hazard area shall be submitted to the construction official and to the local floodplain administrator and shall include elevation certificates as required by section 1612.4 of the building subcode or section R322.1.10 of the one- and two-family dwelling subcode; the documentation and certificates shall be submitted prior to further vertical construction;

iii. Utility services, including septic;

iv. Mid-point inspections shall include the following:

(1) Building Subcode: All structural framing, connections, wall and roof sheathing, and insulation.

(A) The framing inspection shall take place after the rough electrical and plumbing inspections and after the installation of the heating, ventilation and/or air conditioning duct system.

(B) For buildings containing roof or other truss systems, a truss system and permanent truss bracing inspection shall be performed prior to the installation of any interior roof truss covering material. Where the truss design utilizes the interior finish as bracing for the bottom cord, that portion of the bracing shall be part of the final inspection and shall be in addition to the components of the final inspection in (d) below.

(C) The insulation inspection shall be performed after all other subcode rough inspections and prior to the installation of any interior finish material.

(D) Prior to inspection, the responsible person in charge of work shall provide to the building inspector a signed framing checklist (Form F390) to be verified and initialed by the inspector and then made part of the permit file for buildings of Type V construction.

(2) Electrical Subcode: Rough wiring, panel and service installation.

(3) Plumbing Subcode: Rough piping.

2. Inspections for all subcodes of construction, other than one- and two-family dwellings, shall be limited to those required for one- and two-family dwellings and the following: fire suppression systems; heat producing devices; any special inspections required by any subcode of the regulations;

i. The mid-point inspection shall include a review for compliance with N.J.A.C. 5:23-7, the Barrier Free Subcode, for buildings required by N.J.A.C. 5:23-7.1 to be accessible.

ii. The requirement for a framing checklist, established at (b)1iv(D) above, shall apply to buildings of Type V construction of Groups R-2, R-3 and R-4 only.

3. Any additional inspections, as permitted by this chapter and as may be required by the municipality, shall be of the type and nature that construction may continue without interruption;

4. Additional inspection schedule: Where buildings proposed for construction exceed two stories in height or by their nature pose complex or unusual inspection problems, the construction official or appropriate subcode official may specify additional inspections to the applicant in writing prior to the issuance of a permit and during construction in the case of unforeseeable circumstances.

SIMPLIFIED USE GROUP EXAMPLES: Read the Code for full details, this text has been edited to condense the material

Assembly Group A-1: Occupancy includes assembly uses, usually with fixed seating, intended for the production and viewing of the performing arts or motion pictures including, but not limited to: **Motion picture theaters Symphony and concert halls Theaters**

Assembly Group A-2: Occupancy includes assembly uses intended for food and/or drink consumption including, but not limited to: **Banquet halls Nightclubs Restaurants, cafeteria**

Assembly Group A-3: Occupancy includes assembly uses intended for worship, recreation or amusement and other assembly uses not classified elsewhere in Group A including, but not limited to: **Art galleries Community halls Courtrooms Lecture halls Libraries (Gymnasiums, indoor swimming pools, Indoor tennis courts (without spectator seating))**

Assembly Group A-4: Occupancy includes assembly uses intended for viewing of indoor sporting events and activities with spectator seating including, but not limited to: **Arenas Swimming Tennis**

Assembly Group A-5: Occupancy includes assembly uses intended for participation in or viewing outdoor activities including, but not limited to: **Amusement park structures Bleachers Grandstands**

Business Group B: Occupancy includes, among others, the use of a building or structure, or a portion thereof, for office, professional or service-type transactions, including storage of records and accounts. Business occupancies shall include, but not be limited to, the following: **Animal hospitals, Banks Barber shops Car wash Educational occupancies for students above the 12th grade Professional services (architects, attorneys, physicians)**

Educational Group E: Occupancy includes, among others, the use of a building or structure, or a portion thereof, by six or more at any one time for educational purposes through the 12th grade

Group F-1 Moderate-Hazard Factory Industrial Factory industrial uses that are not classified as Factory Industrial F-2 Low Hazard shall be classified as F-1 Moderate Hazard and shall include, but not be limited to, the following:
Appliances Bakeries Business machines Canvas Carpets Clothing Disinfectants

Group F-2 Low-Hazard Factory Industrial Factory industrial uses that involve the fabrication or manufacturing of noncombustible materials that during finishing, packing or processing do not involve a significant fire hazard shall be classified as F-2 occupancies and shall include, but not be limited to, the following: **Brick Ceramic products Foundries Glass products Gypsum Metal products**

High-Hazard Group H-1 **High-Hazard Group H-2** **High-Hazard Group H-3** **High-Hazard Group H-4** **High-Hazard Group H-5 (READ THE COMPLETE TEXT FOR DETAILS)**

Institutional Group I-1: Occupancy shall include buildings, structures or portions thereof for more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised environment, receive custodial care and are capable of slow evacuation. This group shall include, but not be limited to, the following: Alcohol and drug treatment centers
Boarding houses **Group homes** **Halfway houses** **Social rehabilitation facilities**

Institutional Group I-2: Occupancy shall include buildings and structures used for medical care on a 24-hour basis for more than five persons where evacuation is impractical. This group shall include, but not be limited to, the following:
Assisted living facilities **Detoxification facilities** **Hospitals** **Nursing homes** **Psychiatric hospitals**

Institutional Group I-3: Occupancy shall include buildings and structures that are inhabited by more than five persons who are under restraint or security. A Group I-3 facility (evacuation impractical due to security measures). This group shall include, but not be limited to, the following: **Correctional centers** **Detention centers** **Jails** **Perequisite centers**

Institutional Group I-4: Occupancy shall include buildings and structures occupied by more than five persons of any age who receive custodial care for fewer than 24 hours per day by persons other than parents or guardians, This group shall include, but not be limited to, the following: **Adult day care** **Child day care**

Mercantile Group M. Occupancy includes, among others, the use of a building or structure or a portion thereof for the display and sale of merchandise, and involves stocks of goods, wares or merchandise incidental to such purposes and accessible to the public. Mercantile occupancies shall include, but not be limited to, the following: **Department stores** **Markets** **Fuel-dispensing**

Residential Group R. Occupancy includes, the use of a building or structure, or a portion thereof, for sleeping purposes. (WHEN NOT GROUP I)

Residential Group R-1. Occupancies containing sleeping units, occupants are primarily transient, including: **Hotels** **Motels** **Vacation properties**

Residential Group R-2. Residential Group R-2 occupancies containing sleeping units or more than two dwelling units where the occupants are primarily permanent, including: **Apartment houses**. **Dormitories**. **Live/work units** **Rooming houses with more than 5 occupants**

Residential Group R-3. Residential Group R-3 occupancies where the occupants are primarily permanent and not classified as Group R-1, R-2, R-4 or I, including: **Alcohol/drug/boarding treatment houses with five or fewer Detached one- and two-family dwellings greater than three stories in height, multiple single-family townhomes greater than 3 stories Group homes/ Roaming houses with five or fewer**

Residential Group R-4. Residential Group R-4 occupancy shall include buildings, structures or portions thereof for more than five but not more than (16) persons, (reside supervised 24-hour) (residential custodial care) (slow evacuation). This group shall include, but not be limited to, the following: **Alcohol and drug treatment centers** **Boarding houses**. **Group homes** **Halfway houses**

Residential Group R-5. Occupancies shall include all detached one- and two-family dwellings/multiple single-family townhouses not more than three stories in height with a separate means of egress. This Group shall also include: **Care facilities/ Group Homes/ Rooming for (five or fewer)**. **Single Residential**

Storage Group S. Occupancy includes, among others, the use of a building or structure, or a portion thereof, for storage that is not classified as a hazardous occupancy.

Moderate-hazard storage, Group S-1. Occupancies are buildings occupied for storage uses that are not classified as Group S-2, including, but not limited to: **Aerosol products** **Baskets** **Books** **Boots/shoes** **Cardboard** **Dry boat storage (indoor)** **Furniture** **Furs** **Lumber** **Self-service storage** **Sugar** **Tires**,

Low-hazard storage, Group S-2. Occupancies include buildings used for the storage of noncombustible materials such as products on wood pallets or in paper cartons. Group S-2 storage uses shall include, but not be limited to: **Cement in bags** **Electrical coils** **Electrical motors** **Empty cans** **Food products** **glass or ceramic containers** **Meats** **Metal cabinets** **Porcelain and pottery** **Stoves** **Washers and dryers**

General. Buildings and structures of an accessory character and miscellaneous structures not classified in any specific occupancy shall be constructed equipped and maintained to conform to the requirements of this code commensurate with the fire and life hazard incidental to their occupancy. Group U shall include, but not be limited to, the following:
Agricultural buildings **Barns** **Carports** **Private garages** **Tanks**

USE GROUPS PLAY A MANDATORY ROLE IN MANY ASPECTS OF THE PREScriptive CODE DESIGN VALUES

Height and Area ***Allowable Stories*** ***Egress Access Travel Distance*** ***Fire Separation*** ***Suppression*** Etc....

Understand What Occupancy You Are In and How The Tabular Values Apply

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

BUILDING ELEMENT	TYPE I			TYPE II			TYPE III			TYPE IV			TYPE V		
	A	B	A	B	A	B	A	B	C	HT	HT	A	B		
Primary structural frame ¹ (see Section 202)	3 ^{a,b}	2 ^{a,b,c}	1 ^{b,c}	0 ^c	1 ^{b,c}	0	3 ^a	2 ^a	2 ^a	HT	HT	1 ^{b,c}	0		
Bearing walls															
Exterior ¹	3	2	1	0	2	2	3	2	2	2	2	1	0		
Interior	3 ^a	2 ^a	1	0	1	0	3	2	2	1/HT ^a	1	0			
Nonbearing walls and partitions															
Exterior															
Nonbearing walls and partitions															
Interior ^{c,d}	0	0	0	0	0	0	0	0	0	0	0	Section 2304.11.2	0	0	0
Floor construction and associated secondary structural members (see Section 202)	2	2	1	0	1	0	2	2	2	2	2	HT	1	0	
Roof construction and associated secondary structural members (see Section 202)	1 1/2 ^b	1 ^{b,c}	1 ^{b,c}	0 ^c	1 ^{b,c}	0	1 1/2	1	1	HT	HT	1 ^{b,c}	0		

See Table 705.5

602.2 Types I and II

Types I and II construction are those types of construction in which the building elements listed in **Table 601** are of noncombustible materials, except as permitted in **Section 603** and elsewhere in this code

602.4 Type IV

Type IV construction is that type of construction in which the exterior walls are of noncombustible materials and the interior building elements are of solid wood, laminated wood, heavy timber (HT) or structural composite lumber (SCL) without concealed spaces.

602.5 Type V
Type V construction is that type of construction in which the structural elements, exterior walls and interior walls are of any materials permitted by this code.

602.3 Type III

Type III construction is that type of construction in which the exterior walls are of noncombustible materials (see FTO 14) and the interior building elements are of any material permitted by this code

CONSTRUCTION TYPE EXAMPLES

TYPE I-A--Fire Resistive Non-combustible (Commonly found in high-rise buildings and Group I occupancies).

- 3 Hr. Exterior Walls*
- 3 Hr. Structural Frame
- 2 Hr. Floor/Ceiling Assembly
- 1 ½ Hr. Roof Protection

TYPE I-B--Fire Resistive Non-Combustible (Commonly found in mid-rise office & Group R buildings).

- 2 Hr. Exterior Walls*
- 2 Hr. Structural Frame
- 2 Hr. Ceiling/Floor Separation
- 1 Hr. Ceiling/Roof Assembly

TYPE II-A--Protected Non-Combustible (Commonly found in newer school buildings).

- 1 Hr. Exterior Walls
- 1 Hr. Structural Frame
- 1 Hr. Floor/Ceiling/Roof Protection

TYPE II-B--Unprotected Non-Combustible (Most common type of non-combustible construction used in commercial buildings).

Building constructed of non-combustible materials but these materials have no fire resistance.

TYPE III-A--Protected Combustible (Also known as "ordinary" construction with brick or block walls and a wooden roof or floor assembly which is 1 hour fire protected).

- 2 Hr. Exterior Walls*
- 1 Hr. Structural Frame
- 1 Hr. Floor/Ceiling/Roof Protection

TYPE III-B--Unprotected Combustible (Also known as "ordinary" construction; has brick or block walls with a wooden roof or floor assembly which is not protected against fire. These buildings are frequently found in "warehouse" districts of older cities.)

- 2 Hr. Exterior Walls*
- No fire resistance for structural frame, floors, ceilings, or roofs.

TYPE IV--Heavy Timber (also known as "mill" construction; to qualify all wooden members must have a minimum nominal dimension of 8 inches.)

- 2 Hr. Exterior Walls*
- 1 Hr. Structural Frame or Heavy Timber
- Heavy Timber Floor/Ceiling/Roof Assemblies

TYPE V-A--Protected Wood Frame (Commonly used in the construction of newer apartment buildings; there is no exposed wood visible.)

- 1 Hr. Exterior Walls
- 1 Hr. Structural Frame
- 1 Hr. Floor/Ceiling/Roof

TYPE V-B--Unprotected Wood Frame (Examples of Type V-N construction are single family homes and garages. They often have exposed wood so there is no fire resistance.)



BULLETIN 98-1

Issued: January 1998
Subject: Rehab Subcode Matrix
Reference: N.J.A.C. 5:23-6

Matrix Summarizing Categories of Work and Applicable Requirements

	REPAIR 6.4	RENOVATION 6.5	ALTERATION 6.6	RECONSTRUCTION 6.7	CHANGE OF USE 6.31	ADDITION 6.32
Certain Materials Prohibited/Required (6.4 through 6.7)	✓	✓	✓	✓	✓ ^d	✓ ^e
Not Diminish Structural Strength, System Capacity (6.4 through 6.7)	✓	✓	✓	✓	✓ ^d	✓ ^e
Materials and Methods (6.8)		✓	✓	✓	✓ ^d	✓ ^e
New Building Elements – Comply with UCC (6.9)			✓	✓	✓ ^d	✓ ^e
Basic Requirements ^a (6.10 through 6.30)			c	✓	To be determined according to Hazard Index ^d	✓ ^e
Supplemental Requirements ^b				✓	✓ ^d	✓ ^e
Special Change of Use Requirements					To be determined according to Hazard Index	

Notes:

- a. Apply only to the work area of the project.
- b. Apply to the work area of the project, but may apply beyond.
- c. Cannot reduce the level of compliance with the Basic Requirements. BULLETIN 98-1 Page 2 of 2
- d. Any other work voluntarily undertaken in connection with a change of use must comply with the requirements of the appropriate category.
- e. Work in the existing building must comply with the requirements of the appropriate category. The addition itself must comply with the subcodes for new construction and cannot extend the size of the building beyond the limits allowed by this Subcode

"Repair" means the restoration to a good or sound condition of materials, systems and/or components that are worn, deteriorated or broken using materials or components identical to or closely similar to the existing.

"Renovation" means the removal and replacement or covering of existing interior or exterior finish, trim, doors, windows, or other materials with new materials that serve the same purpose and do not change the configuration of space. Renovation shall include the replacement of equipment or fixtures.

"Alteration" means the rearrangement of any space by the construction of walls or partitions or by a change in ceiling height, the addition or elimination of any door or window, the extension or rearrangement of any system, the installation of any additional equipment or fixtures and any work which reduces the loadbearing capacity of or which imposes additional loads on a primary structural component.

"Reconstruction" means any project where the extent and nature of the work is such that the work area cannot be occupied while the work is in progress and where a new certificate of occupancy is required before the work area can be reoccupied. Reconstruction may include repair, renovation, alteration or any combination thereof. Reconstruction shall not include projects comprised only of floor finish replacement, painting or wallpapering, or the replacement of equipment or furnishings. Asbestos hazard abatement and lead hazard abatement projects shall not be classified as reconstruction solely because occupancy of the work area is not permitted.

"Change of use" means a change from one use to another use in a building or tenancy or portion thereof.

"Addition" means an increase in the footprint area of a building or an increase in the average height of the highest roof surface or the number of stories of a building

"Historic" Not defined in N.J.A.C 5:23-6

- 1.The construction official shall ensure that all necessary application forms are available to the public at the central permit office.
- 2.The following standardized forms established by the Commissioner are required for use by the municipal enforcing agency:

F100 Construction Permit Application
F101 Consent to Undertake Proposed Work
F102 Application for Annual Permit
F110 Building Subcode Technical Section
F120 Electrical Subcode Technical Section
F130 Plumbing Subcode Technical Section
F140 Fire Subcode Technical Section
F145 Mechanical Inspection Technical Section
F150 Elevator Subcode Technical Section
F155 Elevator Subcode Multiple Devices
F160 Application for a Variation
F170 Construction Permit, Required Inspection
F180 Construction Permit Notice
F190 Permit Update
F211 Notice of Violation and Order to Terminate
F212 Notice and Order of Penalty
F213 Notice of Violation and Order to Terminate
F214 Notice and Order of Penalty
F221 Inspection Sticker Approval for Building
F222 Inspection Sticker Approval for Electric
F223 Inspection Sticker Approval for Plumbing
F224 Inspection Sticker Approval for Fire Protection
F225 Inspection Sticker Approval for Elevator
F226 Inspection Sticker Approval for Mechanical
F230 Inspection Sticker Approval--Not Approved
F241 Notice of Unsafe Structure
F242 Notice of Imminent Hazard
F245 Notice to Vacate
F250 Stop Construction Order
F255 Stop Construction Notice
F260 Certificate
F270 Application for Certificate
F310 Elevator Inspection
F320 Elevator Notice
F325 Notice of Elevator Device Sealed Out of Operation
F326 Accident/Incident Report
F350 Cut-In Card
F360 Denial of Permit
F370 Chimney Verification for Replacement of Fuel Fired Equipment
F380 Hydraulic System Data Plate
F390 Framing Checklist
F391 Digital Alarm Communicator Transmitters
F392 Air Barrier and Insulation Checklist
F200 Inspection Notice
F280 T.C.O. Control Card
F290 Ongoing Inspections Control Card
F300 Ongoing Inspections Schedule
F375 Tickler/X-Ref Card

Did you know Variations are Allowed in Code?

§ 5:23-2.9 Variations and exceptions (a) No variations or exceptions from the requirements of any subcode of these regulations may be made, except upon the following findings: 1. That strict compliance with any specific subcode provision, if required, would result in practical difficulty to such owner; and 2. That the exception, if granted, will not jeopardize the health, safety and welfare of intended occupants and the public generally. (b) Except as may be otherwise specified in this chapter, no variations shall be granted from any of the requirements of N.J.A.C. 5:23-2, 4 or 5.

§ 5:23-2.10 Applications for variations (a) An application for a variation pursuant to this section shall be filed in writing with the construction official and shall state specifically: 1. A statement of the requirements of the subcode from which a variation is sought; 2. A statement of the manner by which strict compliance with said provisions would result in practical difficulties; 3. A statement of the nature and extent of such practical difficulties; and 4. A statement of feasible alternatives to the requirements of the subcode which would adequately protect the health, safety and welfare of the occupants or intended occupants and the public generally.

§ 5:23-2.11 Review of variation applications Within 20 business days next succeeding the receipt by the construction official of the application, it shall be denied or granted by written order stating the reasons therefor. The application shall be deemed denied for purposes of appeal if no decision is forthcoming within such 20-day period. Records of all applications for variation, and actions taken thereon shall be available for public inspection at the enforcing agency during normal business Hrs.

§ 5:23-2.12 Final decision on variations The appropriate subcode official(s) shall make the final determination with respect to matters within their jurisdiction. The construction official shall notify the applicant of that determination. Whenever an application for a variation shall result in contradictory or inconsistent determinations by different subcode officials having jurisdiction pursuant to N.J.A.C. 5:23-3, the construction official shall rule as to which subcode official's determination shall be final, and shall notify the applicant of that ruling. Whenever the construction official shall be certified in a particular subcode, he may modify the determination of the subcode official.

PERMIT #

FRAMING CHECK LIST

Builder or Builder's representative checks boxes marked 'B'. Building Inspector checks boxes marked 'I'. Building Inspector in Charge of Work signs, initials and dates in spaces provided. Building Inspector initials and dates in spaces provided.

NOTE: ALL ITEMS SHOULD BE AS SHOWN ON THE PLANS OR AS REQUIRED BY CODE.

A. BASEMENT OR CRAWL SPACE

Annals Ent.

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2. SILL PLATES.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B	B	B	B
SIZE	GRADE, SPECIES	TREATMENT	LAPS

SILL SEALER PROPER TREATMENT

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3. **BEAM POCKETS:**

 BEARING / SHIMS

 TERMITE PROTEC

1. **गणित**

4. COLUMNS:

- B1 SIZED PER PLAN
- B1 ATTACHMENT/PLATES
- B1 SPACING/LOCATION
- B1 PAINT/COATING

Yes, These Forms Really Do Exist, And Yes At Times Are Required

Action Required

I hereby certify that I inspected this building using this checklist and it conforms to the released plans as to the requirements of the Uniform Construction Code, N.J.A.C. 5:23.

Building Inspector
Initials: _____

11100 5000 4 6000 10000

PERMIT #

C. WALL FRAMING

EXTERIOR WALLS ERASED

D. BOEDEKAMING

E. ROOF LINING

1. TRUSS ROOF FRAMING (AS PER D)

APPROVED DOCUMENTS WHICH SHOW:

- LAYOUT PLANS
- TRUSS MEMBERS
- CONNECTION SCHEDULE
- PERMANENT BRACING DETAIL
- DORMERS/ROOF STRUCTURE
- MANUFACTURER'S DRAWINGS
- EQUIPMENT/APPLIANCES ON

2. GABLE END BRACING WAS PER DESIGN.

B LOCATION AS PER LAYOUT

B ALIGNMENT

B BEARING

B SPACING

B CONNECTIONS TO BEARING POINTS

B NO CONNECTION TO NON-BEARING POINTS

B OVERLAP

B NAILING

B SIZE

B LAYOUT

3. (RAFTERS NOT SPLIT BY TOENAILS)

B CUTTING, NOTCHING, AND BORING

B BRIDGING

B RIDGE SIZE

B HURRICANE TIES WHERE APPLICABLE

B I ENGINEERED METHOD OF
E SHEATHING

E. SHEATHING

1. SHEATHING - EXTERIOR WALL

- MATERIAL** **PANEL SPAN, THICKNESS**
- SPECIAL REQUIREMENTS**
 - GAPPING** **LAYOUT**
 - B**
 - B**

Action Required

Sheathing
□ B FOUR FEET FROM FIREWALL
□ B NONCORROSIVE FASTENERS

CUPS (IF REQUIRED)

PERMIT # _____

LOT: _____ BLOCK: _____

AIR BARRIER AND INSULATION CHECKLIST

In the checklist below, **AB** and **I** stand for the *air barrier* and *insulation* inspection components to be verified. The local code official will always verify the **I** components. In the case where the local code official is not verifying the **AB** components, they may be verified by a person independent of the insulation installer, or by the use of a blower door test.

If the permit holder has elected use of a blower door test, documentation of test results verifying air leakage less than 3 air changes per hour when tested per RESNET/ICC 380, ASTM E 779 or ASTM E 1827 and reported at a pressure of 0.2 w.g. (50 Pa) shall be submitted with this checklist. A passing test demonstrates that the **AB** components are verified.

COMPONENT	CRITERIA	Y, N, OR N/A	COMMENTS	INITIALS	DATE
Floors (including above-garage and cantilevered floors)					
General	I Insulation is installed to maintain permanent contact with underside of subfloor decking.				
	AB Air barrier is installed at any exposed edge of insulation.				
Rim joists	AB Rim joists include an air barrier.				
	I Rim joists are insulated.				
Walls					
General	I Corners and headers are insulated.				
	AB Junction of foundation and sill plate is sealed.				
Crawl space walls	I Insulation is permanently attached to walls.				
	I Exposed earth in unvented crawl spaces is covered with Class I vapor retarder with overlapping joints taped.				
Windows and doors	AB Space between window/door jambs and framing is sealed.				
Garage separation	AB Air sealing is provided between the garage and conditioned spaces.				
Plumbing and wiring	I Insulation is placed between outside and pipes. Batt insulation is cut to fit around wiring and plumbing, or sprayed/blown insulation extends behind piping and wiring.				
Shower/tub on exterior wall	I Showers and tubs on exterior walls have insulation.				
	AB Showers and tubs on exterior walls have an air barrier separating them from the exterior wall.				
Electrical/phone box on exterior walls	AB Air barrier extends behind boxes or air sealed-type boxes are installed.				
Ceiling/Attic					
Skylights	AB Space between skylight framing is sealed.				

PERMIT # _____

LOT: _____ BLOCK: _____

COMPONENT	CRITERIA	Y, N, OR N/A	COMMENTS	INITIALS	DATE
Ceiling/Attic <i>(continued)</i>					
General	AB Air barrier in any dropped ceiling/soffit is substantially aligned with insulation and any gaps are sealed.				
	AB Attic access (except unvented attic), knee wall door, or drop down stair is sealed.				
Recessed lighting	I Recessed light fixtures penetrating the thermal envelope are air tight, IC-rated, and sealed to drywall.				
Other/All					
Air barrier and thermal barrier	I Exterior thermal envelope insulation for framed assemblies is installed in substantial contact and continuous alignment with building envelope air barrier.				
	AB Breaks or joints in the air barrier are filled or repaired.				
	I Air-permeable insulation is not used as a sealing material.				
	AB Air-permeable insulation is inside of an air barrier.				
Shafts, penetrations	AB Duct shafts, utility penetrations, knee walls and flue shafts opening to exterior or unconditioned space are sealed.				
Narrow cavities	I Batts in narrow cavities are cut to fit, or narrow cavities are filled by sprayed/blown insulation.				
HVAC register boots	AB HVAC register boots that penetrate building envelope are sealed to subfloor or wall/ceiling covering.				

Action Required

CODE OFFICIAL: _____ SIGNATURE: _____ DATE: _____

NJ IECC/2018 Energy Efficiency Certificate for Low-rise Residential Dwellings*		
Address:	Permit #:	
<i>Insulation Rating</i> (batt, spray, blown, continuous, other)	<i>R-value</i>	
Ceiling/Roof		
Above Grade Wall: framed _____; mass _____		
Floor: over unconditioned space _____; slab _____		
Crawlspac Wall		
Foundation/Basement Wall		
Ductwork (unconditioned spaces)		
<i>Fenestration Rating</i>	<i>U-factor</i>	<i>SHGC</i>
Window		
Skylight		
Door		
<i>Heating & Cooling Equipment</i>	<i>Type</i> (Oil, Gas, Electric, other)	<i>Efficiency</i> (AFUE, EER/SEER, HSPF, other)
Furnace		
Heatpump		
Boiler		
Cooling System		
Water Heater		
Other		
<i>Renewables (type of system)</i>		
Action Required		
<i>Other Energy Efficiency Equipment</i>		
<i>Builder or Design Professional Certification</i>		
Name:	Date:	
Registration/License Number:		
<i>Comments</i>		
<small>* This is a generic certificate and some items listed above may not be applicable to this specific design when initially constructed; please leave those items blank.</small>		

The inspection of work done in **commercial buildings** has not changed. The inspection includes, but is not limited to, verifying that:

- (1) The insulation specified on the plans is the insulation installed,
- (2) The lighting fixtures and associated controls specified on the plans are installed, and
- (3) The mechanical systems, associated controls and associated insulation specified on the plans are installed.

HELPFUL HINTS

BE CONSISTANT: SAY THE SAME THING,
EACH TIME, EVERY TIME AND TO EVERYBODY !

YOU ARE A STATE LICENSED PROFESSIONAL:

- Be polite
- Act professional
- Read the plans, specifications and manufacturer's installation instructions as applicable to understand the correct installation
- Research a matter if you're not sure of the answer
- Ask for help from your Subcode Official or Construction Official
- You may be in someone's home, So Wear Booties
- Pay attention to your personal hygiene
- Return phone calls and Emails
- Site the Code Text if the inspection is a Non-Approval
- Don't make things up
- Take your time on inspection (1) one thing at a time
- Don't let people distract you, stay focused
- Take good notes, document, document, document
- Remember you may be on camera
- Read your Code Books
- Do not take anything from anybody

GO TO
SCHOOL

RUTGERS
Continuing Studies
Continuing Education Seminars

WITH RESPECT USE THE LANGUAGE
TRANSLATION FEATURE ON YOUR
SMART PHONE AS NEEDED

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WITH PERMISSION USE
FACETIME TO SHOW YOUR
SUBCODE ITEMS YOUR NOT SURE
ABOUT ON AN INSPECTION

USE YOUR RESOURCES & ENJOY THE LEARNING

Construction Officials Commentary Page 95-98

Nonfeasance – "Failure to do what duty requires to be done."

Misfeasance – "The doing of a lawful act in an unlawful or improper manner."

Malfeasance – “Commission of an act that is positively unlawful; wrongdoing or misconduct, especially by a public official.”

Willful Misconduct “Commission of a forbidden act with actual, not imputed, knowledge that the act is forbidden.

Division of Codes and Standards

The Division of Codes and Standards establishes and enforces building codes, in partnership with the State's municipalities, to protect the health and safety of New Jersey residents. The Division enforces the *State and Multiple Dwelling Law*, the Uniform Construction Code, implementing the building, plumbing, electrical, life protection, energy, mechanical, one- and two-family dwelling, fuel gas, rehabilitation, barrier-free, asbestos, roof, playground, safety and elevator subcodes, and lead hazard abatement; it oversees carnival and amusement ride inspections, liquefied petroleum gas (LPG) installations, rooming and boarding house licensing, and the State's New Home Warranty program.

MISSION

To establish and enforce standards as a result of a thorough investigation, analysis, and evaluation of the building, constructed or erected for use, including any above or below the surface of the earth in New Jersey.

VISION

Established as a result of a thorough investigation, analysis, and evaluation of the building, constructed or erected for use, including any above or below the surface of the earth in New Jersey.

Did You Know, You Can Search A Subject By Topic

USE THE DCA WEB SITE

R E S O U R C E S



Spotlight

Construction Code Communicator

Summer 2021 (6)

Building Safety Conference 2021

COVID-19 Guidance

UCC: Spring 2020 Semester CEBs

Current Construction Codes (2018-1)

Order at: (800) 333-3838

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Upcoming Events

FAQs



The DCA Service Portal provides online access to secure web-based system applications associated with DCA programs and services. The Division offers online services for the Bureau of Housing Inspection and the Elevator Safety Unit. Click here to access Service Portal.

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Disaster Recovery and Mitigation

Office of Local Planning Services

Office of Legislative Affairs

Office of Communications

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Office of New Jersey Data Hub: an inventory of public data that DCA provides

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Department of Community Affairs
Division of Codes and Standards/Bureau of Code Services
Licensing & Education Unit

Community College Contact List

College	Registration	Website	Coordinator(s)	Phone Number
Atlantic Cape	609-343-5655	www.atlantic.edu	Melissa Hatty mhatty@atlantic.edu	609-343-5658
Bergen	201-447-7488 x4	www.bergen.edu	Cinzia D'lorio cdlorio@bergen.edu	201-447-7466
Brookdale	732-224-2813	www.brookdalecc.edu	Susan Pagano SPagano@brookdalecc.edu	732-224-2813
Camden	856-374-4955	www.camdencc.edu	Melanie Monturano mmonturano@camdencc.edu	856-227-7200 x1-4273
Essex	973-877-6590	www.essex.edu	Elvy Vieira vieira@essex.edu	973-877-1912
Mercer	609-570-3311	www.mccc.edu	Katie Calabrese, calabrek@mccc.edu	609-570-3278
Middlesex	732-906-7740	www.middlesexcc.edu	Lynn Lederer llederer@middlesexcc.edu	732-906-7740
Ocean	732-255-0404	www.ocean.edu	Karen Albrecht kalbrecht@ocean.edu	732-255-2094
Union	908-709-7600	www.ucc.edu	Lisa Hiscano Lhiscano@ucc.edu	908-709-7600 x3
Warren	908-689-7613	www.warren.edu	Barbara McFarlane bmcfarlane@warren.edu	908-835-2331

Mandatory Exams for UCC Inspector's Licenses According to Level

License		Required Exams (Numbers and Names)			
Area	Level	NCPCCI*		ICC Exams**	
		Call: 877-228-3926 or Click Here for Complete Information: https://provexam.com/wp-content/uploads/2022/01/NCPCCI-2022.01.18.pdf		Call: 888-422-7233 or Click Here for Complete Information: https://www.iccsafe.org/professional-development/assessment-center/	
#	Name	#	Name		
Building	RCS	1A	Building, One- and Two-Family	B1	Residential Building Inspector
		4A	Mechanical, One- and Two-Family	M1	Residential Mechanical Inspector
	ICS	1B	Building, General	B2	Commercial Building Inspector
Electrical	ICS	4B	Mechanical, General	M2	Commercial Mechanical Inspector
		1C	Building, Plan Review	B3	Building Plans Examiner
	HHS	2A	Electrical, One- and Two-Family	E1	Residential Electrical Inspector
Fire Protection	ICS	2B	Electrical, General	E2	Commercial Electrical Inspector
		2C	Electrical, Plan Review	E3	Electrical Plans Reviewer
	HHS	3B	Fire Protection, General	None Available	
Plumbing	ICS	4A	Mechanical One – and Two-Family	M1	Residential Mechanical Inspector
		3C	Fire Protection, Plan Review	None Available	
	ICS	5B	Plumbing, General	None Available	
		4B	Mechanical, General	M2	Commercial Mechanical Inspector
Elevator	HHS	5C	Plumbing, Plan Review	None Available	
		6B	Elevator, General	None Available	
	N/A	4A	Mechanical, One – and Two-Family	M1	Residential Mechanical Inspector
Mechanical		4B	Mechanical, General	M2	Commercial Mechanical Inspector

* NCPCCI is National Certification Program for Construction Code Inspectors

** ICC is International Code Council



NEW JERSEY

Uniform Construction Code

Municipal Procedures Manual

Revised March 2018

HOW THINGS WORK TOGETHER

Uniform Construction Code

Construction Official Commentary

State of New Jersey

Philip D. Murphy, Governor

Department of Community Affairs

Lt. Governor Sheila Y. Oliver, Commissioner

Publish date: January, 2008

WHEN YOU'RE REALLY STUCK... LOL

*** BULLETINS, FTO'S, ***
CODE COMMUNICATOR ARTICLES,
MUNICIPAL PROCEDURES MANUAL
AND THE CONSTRUCTION OFFICIAL
COMMENTARY ARE
ALL VALUABLE RESOURCES

THESE ARE ALL IMPORTANT
GO FIND THEM AND READ THEM

Formal Technical Opinions

Formal technical opinions are issued to clarify provisions of the adopted subcodes and are binding upon code enforcement agencies.

FTO-3	Revised, Oct. 2016	Fire Escapes
FTO-4	Code Ref. Update, June 2006	Exemption from Floor Drain Requirement for Gas Stations
FTO-5	Code Ref. Update, Sept. 2022	Emergency Escape Windows (New Construction and Additions)
FTO-7	Code Ref. Update, Feb. 2016	Backflow Preventers for Fire Protection Installations
FTO-12	Code Ref. Update, Jan. 2011	Permissible Penetrations in Roof Assemblies for Residential Use Groups
FTO-13	Code Ref. Update, Sept. 2022	Fire Separation between Dwelling Units and Attached Private Garages
FTO-14	Code Ref. Update, Oct. 2007	Materials Permitted in Exterior Walls in Type III (Type 3) Construction

Bulletins

Bulletins are issued to provide advice to code enforcing agencies, builders, and designers when it is found that an issue that is in need of clarification is adequately dealt with by existing rules and that rulemaking is not appropriate or necessary.

<u>No. 22-1</u>	Issued, Sept. 2022 (Supersedes Bulletin No. 19-2)	Energy Subcode Compliance (includes Form 392)
<u>No. 19-3</u>	Code Ref Update, Sept. 2022 (Supersedes Bulletin No. 15-2)	Adopted Codes, Standards and Recommended Practices Referenced Under Informational Notes of the National Electrical Code 2020
<u>No. 19-2</u>	Issued, Sept. 2019 (Supersedes Bulletin No. 15-4) <i>Withdrawn as of 03/2022</i>	Energy Subcode Compliance (includes Form 392)
<u>No. 19-1</u>	Revised, Sept. 2022 (Supersedes Bulletin Nos. 94-8, 03-4 and 05-2)	Design Loads for Ground Snow, Wind and Seismic
<u>No. 15-3</u>	Issued, Dec. 2015	Group Classifications for Residential and Institutional Occupancies
<u>No. 15-1</u>	Issued, July 2015	Liquid Carbon Dioxide (CO2) Carbonated Beverage Systems
<u>No. 14-3</u>	Issued, Nov. 2014	Jurisdiction Over Site Work
<u>No. 14-2</u>	Code Ref. Update, Feb. 2016	Use of NFPA 14 Manual Wet Fire Standpipes
<u>No. 14-1</u>	Code Ref. Update, Feb. 2016	New One- or Two-Family Dwellings Installing NFPA 13D or P2904 Instead of NFPA 13R Sprinkler Systems
<u>No. 13-1B</u>	Revised, June 2015	Pile Foundation Design Issues in Flood Hazard Areas for One- and Two-Family Dwellings
<u>No. 13-1A</u>	Issued, May 2013	Elevating Existing Houses
<u>No. 11-3</u>	Issued, May 2011	Antifreeze in New Residential and Commercial Fire Sprinkler Systems-NFPA 13, 13D or 13R

<u>No. 11-2</u>	Issued, Apr. 2011	Fire Alarm Transmission Channels and Managed Facilities Voice Networks
<u>No. 09-1</u>	Code Ref. Update, Sept. 2019 (Supersedes Bulletin No. 04-1)	Permit Requirements for LP-Gas Systems
<u>No. 07-3</u>	Revised, June 2015	Ice Dam Membrane/Ice Barrier
<u>No. 07-1</u>	Revised, Aug. 2019	Premanufactured Construction
<u>No. 06-1</u>	Issued, Feb. 2006	Work Performed Without Permits
<u>No. 05-1</u>	Code Ref. Update, Sept. 2008	Issuance of Notice of Violation After Issuance of Certificate of Occupancy and Transfer of Title
<u>No. 04-2</u>	Revised, Dec. 2019 (Supersedes Bulletin No. 95-3)	Oxford House
<u>No. 03-5</u>	Revised, Sept. 2022	Special Inspections
<u>No. 03-3</u>	Revised, Apr. 2013	Public Access to Building Plans
<u>No. 02-2</u>	Revised, Apr. 2008	Availability of Concrete-Encased Electrodes
<u>No. 02-1</u>	Issued, Sept. 2022	Affordable Housing
<u>No. 01-2</u>	Code Ref. Update, Feb. 2016	Temporary Certificates of Occupancy
<u>No. 01-1</u>	Issued, May 2001	Railroad Facilities and Superfund Sites
<u>No. 00-3</u>	Revised, Jan. 2014 (Supersedes Bulletin No. 91-3)	Public Schools - Plan Review Procedure, Facility Planning Standards, and UCC Enhancements
<u>No. 99-3</u>	Code Ref. Update, Sept. 2022	Carbon Monoxide Alarms
<u>No. 99-2</u>	Revised, Oct. 2008	Testing of Backflow Preventers

<u>No. 99-1</u>	Revised, Dec. 2020	Periodic Electrical Inspections, and "Bonding and Grounding" Certificates for Swimming Pools, Spas, and Hot Tubs
<u>No. 98-4</u>	Code Ref. Update, Apr. 2006	Site Lighting Installations by Utilities
<u>No. 98-3</u>	Revised, Sept. 2019	Health Care Facilities Plan Review
<u>No. 98-1</u>	Issued, Jan. 1998	Rehab Subcode Matrix
<u>No. 97-1</u>	Issued, Oct. 1997	Development, Fire Safety, and Prior Approvals
<u>No. 96-3</u>	Issued, Dec. 1996	Prior Approval for Septic Systems
<u>No. 96-2</u>	Code Ref. Update, Sept. 2019 (Supersedes Bulletin No. 79-9)	Signing and Sealing of Construction Documents
<u>No. 96-1</u>	Issued, Apr. 1996	Contractor Pricing
<u>No. 95-2</u>	Issued, Sept. 1995	Elder Cottage Housing Opportunities (ECHO) Units
<u>No. 95-1D</u>	Revised, Sept. 2022 (Supersedes Bulletin No. 88-8)	Removal/Abandonment of Underground Storage Tanks Regulated by DEP
<u>No. 95-1C</u>	Code Ref. Update, Sept. 2022	Installation of Underground Storage Tanks Regulated by DEP
<u>No. 95-1B</u>	Code Ref. Update, Sept. 2022 (Supersedes Bulletin Nos. 88-3, 91-4 and 93-1)	Removal/Abandonment of Residential Heating Oil Tanks and Other Heating Oil Tanks Under 2001 Gallons
<u>No. 95-1A</u>	Revised, Sept. 2017 (Supersedes Bulletin No. 92-2)	Installation of Residential Heating Oil Tanks and Other Heating Oil Tanks Under 2001 Gallons

<u>No. 95-1</u>	Revised, Sept. 2017	Flammable and Combustible Liquid Storage Tanks
<u>No. 94-10</u>	Code Ref. Update, Sept. 2019	Standard Forms and Fees
<u>No. 94-9</u>	Code Ref. Update, Jan. 2016 (Supersedes Bulletin Nos. 81-2 and 90-4)	Accepted Engineering Practice
<u>No. 94-7</u>	Revised, July 2016	Plans for Elevator Devices
<u>No. 94-6</u>	Code Ref. Update, Feb. 2006 (Supersedes Bulletin No. 88-5)	Fire Alarm Systems
<u>No. 94-4</u>	Code Ref. Update, Oct. 2007 (Supersedes Bulletin Nos. 79-5 and 83-6)	Partial Plan Filing and Approval
<u>No. 94-3</u>	Code Ref. Update, Feb. 2006	Permit Documentation
<u>No. 94-2</u>	Code Ref. Update, Sept. 2019	Emergency Operation of Elevators
<u>No. 94-1</u>	Revised, Apr. 2008 (Supersedes Bulletin No. 90-6)	Sizing of Gas Piping
<u>No. 93-7</u>	Code Ref. Update, Sept. 2019	Temporary Construction in Campgrounds
<u>No. 93-5</u>	Code Ref. Update, Feb. 2014	Renovations and Demolitions Involving Asbestos
<u>No. 93-4</u>	Revised, Feb. 2006	Radon Hazard Subcode and Radon Mitigation Work in Existing Buildings
<u>No. 93-3</u>	Code Ref. Update, Jan. 2016	Cathodic Protection of Gas Piping
<u>No. 93-2</u>	Revised, Feb. 1997	Leased Structures

<u>No. 91-2</u>	Code Ref. Update, Sept. 2022	Compliance with Requirements of the Soil Erosion and Sediment Control Act
<u>No. 90-8</u>	Code Ref. Update, Dec. 2005	Alterations Mandated by Other Codes
<u>No. 90-7</u>	Code Ref. Update, Jan. 2016	Churches and Houses of Worship, Mixed-Use Occupancy
<u>No. 90-5</u>	Issued, Dec. 1990	Placement of Gas Piping Inspection Stickers
<u>No. 90-3</u>	Code Ref. Update, Sept. 2022	Gypsum Wallboard Classification
<u>No. 88-10</u>	Code Ref. Update, Mar. 2008	Private On-Site Water Supply Systems
<u>No. 88-2</u>	Revised, Dec. 1994 <i>Withdrawn as of 08/2019</i>	Manufactured Housing
<u>No. 88-1</u>	Code Ref. Update, Sept. 2019	Electric Utility Company Installations
<u>No. 85-4</u>	Code Ref. Update, Nov. 2005	Inspection of Gas Piping and Appliance Installations
<u>No. 81-7</u>	Code Ref. Update, Oct. 2007	Plans/Sketches for the Upgrade and Installation of Smoke Alarms in Hotels and Multiple Dwellings
<u>No. 80-6</u>	Code Ref. Update, Jan. 2016 <i>Withdrawn as of 08/2019</i>	Manufactured Homes
<u>No. 80-5</u>	Revised, Sept. 2019	Proper Utilization of Temporary Power Taps
<u>No. 79-7</u>	Revised, Sept. 2019	Septic Systems
<u>No. 79-6</u>	Code Ref. Update, Mar. 2014	Hotel and Multiple Dwelling Security Requirements
<u>No. 79-2</u>	Revised, July 2016	Testing of Plumbing Systems
<u>No. 79-1</u>	Revised, Apr. 2008	Prior Approvals for Potable Water Wells

Construction Code Communicator

The Construction Code Communicator (CCC) is a newsletter produced periodically by the Division. It contains articles on topics of current interest to local code officials, architects, engineers, builders, electricians, plumbers and others undertaking projects regulated by the State's Uniform Construction Code.

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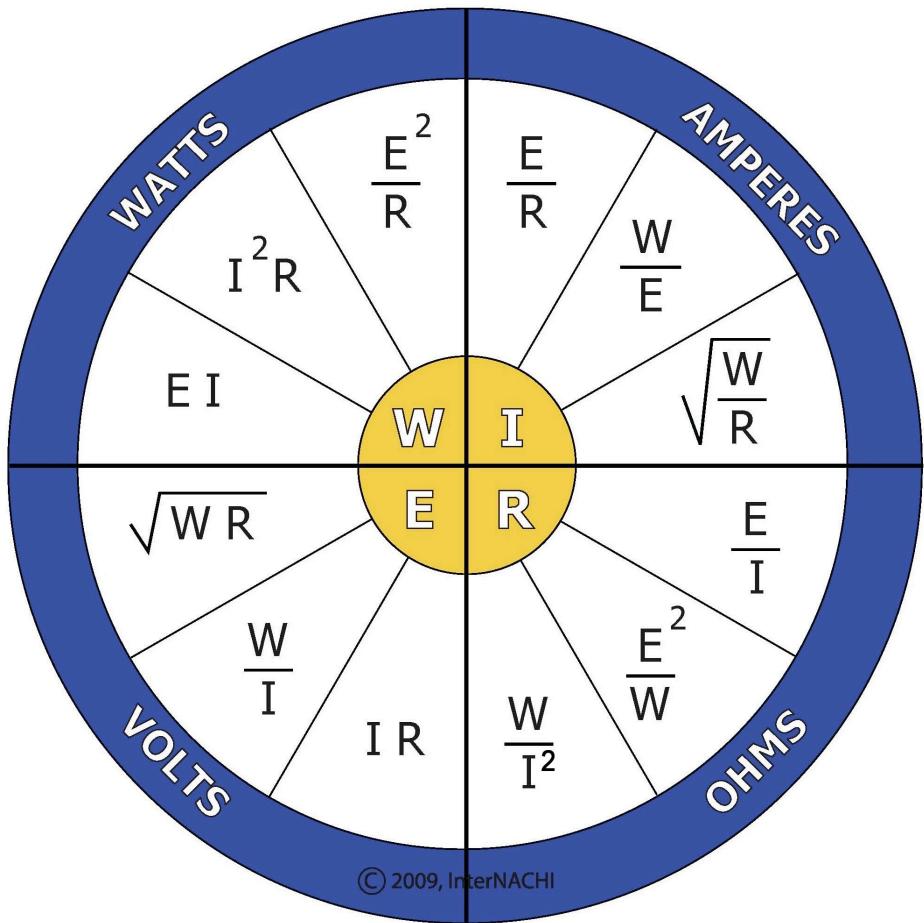
(see Summer 2021 for "Post Superstorm Sandy Increased Cost of Compliance Deadline")

Construction Code Communicator



CODE (as adopted by NJAC 5:23)	Adoption Date
BUILDING SUBCODE (NJAC 5:23-3.14) International Building Code/2021 (IBC w/ NJ edits from 3.14 coming soon) * Corrected sections (ICC errata) Other referenced I-Codes (IFC/2021; ISPSC/2021; etc.) Other referenced ICC Standards (ICC/ANSI A117.1-2017; ICC 300-2017; etc.)	Sept. 06, 2022
PLUMBING SUBCODE (NJAC 5:23-3.15) National Standard Plumbing Code/2021 (NSPC w/ NJ edits from 3.15 coming soon)	Sept. 19, 2022
ELECTRICAL SUBCODE (NJAC 5:23-3.16) National Electrical Code (NFPA 70)/2020 <i>(link provides access to all NFPA standards)</i>	Sept. 06, 2022
ENERGY SUBCODE (NJAC 5:23-3.18) International Energy Conservation Code/2021 (<i>Low-Rise Residential</i>) ASHRAE 90.1-2019 (<i>Commercial & all other Residential</i>)	Sept. 06, 2022
MECHANICAL SUBCODE (NJAC 5:23-3.20) International Mechanical Code/2021	Sept. 06, 2022
ONE- AND TWO-FAMILY DWELLING SUBCODE (NJAC 5:23-3.21) International Residential Code/2021 (IRC w/ NJ edits from 3.21 coming soon) * Corrected sections (ICC errata) Other referenced I-Codes (ISPSC/2021; etc.)	Sept. 06, 2022
FUEL GAS SUBCODE (NJAC 5:23-3.22) International Fuel Gas Code/2021	Sept. 06, 2022
REHABILITATION SUBCODE (NJAC 5:23-6) NJUCC, Subchapter 6	Updated as Necessary <i>(current as of 02/16/21)</i> <i>2021 I-code update</i> <i>in 6-mo grace period</i>
BARRIER FREE SUBCODE (Chapter 11 of IBC/2021 & NJAC 5:23-7) ICC/ANSI A117.1-2017	Sept. 06, 2022
ELEVATOR SUBCODE (NJAC 5:23-12) American Society of Mechanical Engineers (ASME)	Sept. 06, 2022

Ohm's Law



PUBLIC SERVANT: *noun*

A person holding a government office or job by election or appointment; person in public service.



Inspections Are Like The

“Wheel Of Insanity”

You Never Know What You May
Have To Deal With,
Technically Or Administratively

Words of Wisdom's from your Elders

I asked Seasoned Code Professional in N.J. "If You had The Chance,
What Would You Like to Tell a Brand New UCC Inspector?"

This is What They are All Saying To You, Please Listen....

PURSUE EXCELLENCE

Remember to say The Same Thing, Each Time,
Every Time and to Everybody

If you can't "Cite It, you can't Write It"

If you're not sure of a correct answer to a
circumstance, it is acceptable to tell the responsible
person in charge that you will research the proper answer
and Continue the Discussion as Soon as Your Able
"Do Not Make Things Up"

All Roads Start at the Uniform Construction Code

Life Safety First

Read and Rely on The Definitions in the Code

Be Professional, Respectful; and Courteous to Everyone,
You never know Who You are Speaking To

Be a Good Listener, Remember there is More than One
Side to any Story, Get the Facts

Do not Abuse your Authority, Remember Where You Came From

Communicate * Communicate * Communicate

We are a Service Driven Business, Provide
Outstanding Customer Service

Keep learning, Keep growing, Follow the UCC, the Adopted Subcodes, and Always Apply the Intent and Purpose of the Code

When we do our Jobs Right, Nothing Bad Every Happens

Definition + Intent = Good Code Compliance

Live in the Past (Codes) You Will Sink

Live for Today and You will Tread Water

Live for Tomorrow and You will Sail to New Heights

Be Consistent, Even if You are Unknowingly Wrong, Be Consistent

*Document * Document * Document*

Be Reasonable, Use Good Sound Judgement, Be Consistent,
Enforce the Intent of the Act and Regulations and
Never Stop Learning

You can walk the easy path of a Job or walk the more difficult path of a Career, Choose a Career. Follow a Career and the Hard Choices that Come with that Choice Instead of Just Having a Job

Be a Student of The Code

Success is not Measured by how Many Inspections You Fail, Rather by How Many People You Help in the Process to Avoid Such Failure

You must be Able to be a Leader of Yourself before You can Lead Others

Read and Take Time to Understand the Manufacturers Installation Guide

Welcome To The Twilight Zone

Introduce Yourself, Be Respectful, Listen More, Talk Less, Be Thorough, Be Concise, Be Fair and Read the UCC Often.

When a Homeowner is Upset Because of a Non-approval,
Remind them, The Service that You Provide and that
They Paid for is for There Protection

Put aside Your Personal Ego and Just Perform the Inspection

Get Involved with the Different Code Organizations,
Stay Connected, Make a Difference

Don't carry a Previous Inspections Bad Experience With You

Be Honest and be Prepared to Give an Explanation as to
Why an Inspection Was Approved or Non-Approved

Trust But Verify

Your Inspection Notes should be Written So Anyone Can Follow

Years ago, someone published and article of a job which I inspected. When asked by the journalist, "how was the permit and inspection process for your project" ... The owner stated, "he was firm but fair". I found this to be a compliment...

Inspectors Should Never Lose Sight of Being
"FIRM, BUT FAIR"

Stay Current, Continue Your Education, Take Continuing Education
Professional Seminars Provided by:
DCA / Rutgers, ICC, APA, AWC, NFPA, Others...

Assume that You are being Watched or Recorded, Be Professional and
Act Accordingly. You don't want to be on the evening news!

Be Honest and Be True To Your Word

Remember, in New Jersey, only one person needs to give consent to record a conversation. If you are ever put in an "uncomfortable" position, feel free to hit the record button on your phone and follow up with your legal council

If you're Not Constantly Learning, Then You're Doing Something Wrong

If you are Technically correct in the Decision You are Making, Stand Your Ground Even if your Answer is Unpopular

When Doing an Inspection, It's O.K. not to know every aspect of "The Code" Rather than Making an Incorrect Call, it's Ok to say "Let me go back to the Office, Review and Get The Correct Answer"

MOST IMPORTANT: Communicate Your Findings, ASAP

I've heard too Many Times, "I Wasn't Sure, So I Failed Them"
That is Incorrect Thinking and Waste Time on All Fronts

If It Ain't In Writing, It Ain't

When said, don't believe, "That's what They Let Me Do In Other Towns'
I Don't Know Why Your Being So Difficult

Never make an Issue Personal
The Code is a Living Document, and It is Subject to Interpretation.
You Can't Make Up Your Own Rules. That's How You Get in Trouble.

Be Honest and Maintain Respect All the Time, Even if Someone Doesn't Deserve it. Enforce the Code as Written, Do Not Deviate or Add in Your Personal Requests.

Never Enforce Your Own Opinion, "Not In My Town" Should NEVER Be in Your Vocabulary. We enforce the UCC Exclusively

Enter The Industry as Young as Possible, Build Your Career, Work Hard,
Be a Pillar, Make a Difference than Retire at a Young Age

The Greatest Virtue of a Code Official is to have Utmost Integrity,
Be an Effective Communicator and Most Importantly Be a Life Learner Due to the Significant Product System Changes & Code Related Changes that Occur

Our Best to You and Your Career

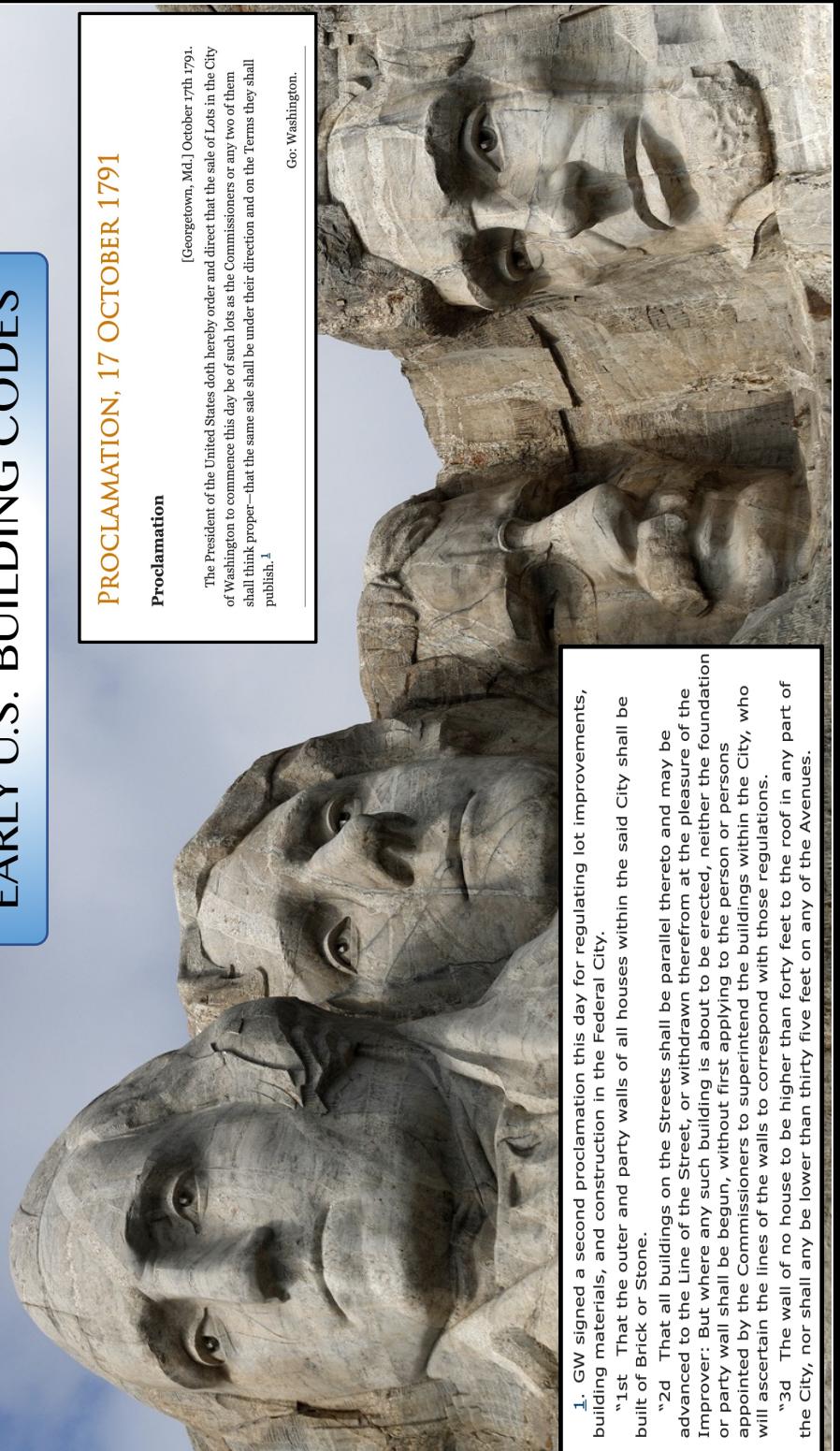
EARLY U.S. BUILDING CODES

PROCLAMATION, 17 OCTOBER 1791

Proclamation

[Georgetown, Md.] October 17th 1791.
The President of the United States doth hereby order and direct that the sale of lots in the City of Washington to commence this day be of such lots as the Commissioners or any two of them shall think proper—that the same sale shall be under their direction and on the Terms they shall publish.¹

Go: Washington.



1. GW signed a second proclamation this day for regulating lot improvements, building materials, and construction in the Federal City.

“1st That the outer and party walls of all houses within the said City shall be built of Brick or Stone.

“2d That all buildings on the Streets shall be parallel thereto and may be advanced to the Line of the Street, or withdrawn therefrom at the pleasure of the Improver: But where any such building is about to be erected, neither the foundation or party wall shall be begun, without first applying to the person or persons

appointed by the Commissioners to superintend the buildings within the City, who will ascertain the lines of the walls to correspond with those regulations.

“3d The wall of no house to be higher than forty feet to the roof in any part of the City, nor shall any be lower than thirty five feet on any of the Avenues.



AN ATTEMPT TO SLOW DOWN
CARPENTER ANTS, THE DUFFYS
IN THE CARPENTER INSPECTOR
RELEASE THE

CONTACTS:

NAME

PHONE NUMBER

EMAIL.

CONTACTS:

NAME

PHONE NUMBER

EMAIL.

NOTES:

NOTES:

NOTES:

*** NEVER END ***