Construction Code Communicator

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Chris Christie, Governor
Kim Guadagno, Lt. Governor

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Lori Grifa, Commissioner

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2010 Building Safety Conference "Lighting Our Way into the Future"

The 29th annual New Jersey Building Safety Conference was held this year from April 28th through April 30th at the Trump Taj Mahal in Atlantic City. As the theme, "Lighting Our Way into the Future," aptly suggests, the focus of this year's conference was on highlighting the many innovations and new techniques that the future will bring to ensure that our future is, indeed, safer.

At the Crackerbarrel, there were 45 tables, at which presenters covered topics that ranged from a presentation on backflow preventers to an opportunity to speak with International Code Council (ICC) Board member Steve Jones and Chief Executive Officer (CEO) Richard Weiland. Twelve seminars were held each day; they represented a wide spectrum of topics that ranged from Uniform Construction Code (UCC) updates and reports to analyses of electrical distribution systems.

One of the major events at the Conference, as always, is the opportunity to honor those whose commitment

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Periodic Inspections Under the Uniform Construction Code

The purpose of this article is to clear up confusion surrounding the periodic testing, or inspection, or testing *and* inspection, of cross-connections/backflow preventers and swimming pools/spas/hot tubs. This article's target audience is Plumbing and Electrical Subcode Officials, Construction Officials and Technical Assistants.

When we speak of an inspection prefaced by the word, "periodic", or "on-going" or "maintenance" under the UCC, we are speaking about the routine and regularly occurring inspection of equipment that creates a significant potential hazard to public health and safety.

These inspections are not to be confused with inspections carried out during the progress of work on a construction project for which a Construction Permit has or should have been issued.

Equipment such as elevator devices, high pressure boilers, pressure vessels, refrigeration systems, cross-connections/backflow preventers, sprinklers/ standpipes, smoke control systems in open wells, underground storage tanks, swimming pools/spas/hot tubs, fire

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and dedication over the past year is recognized by their associations- the Inspectors and Technical Assistant of the Year. Congratulations to all for your hard work and well deserved awards!
Cynthia Wilk, Director of the Division of Codes and Standards, and the association presidents, presented the following awards:

New Jersey Association of Technical Assistants
Technical Assistant of the Year
Lucia Camporeale

Building Officials Association of New Jersey
Building Inspector of the Year
Salvatore J. DeSimone

New Jersey State Plumbing Inspectors Association
Plumbing Inspector of the Year
Michael G. Baker

New Jersey Fire Prevention and Protection Association
Fire Protection Inspector of the Year
Richard A. Soltis, Jr.

Municipal Electrical Inspectors Association of New Jersey
Electrical Inspector of the Year
Jean F. Verrier

The Building Safety Conference provides a valuable opportunity not only to gain a better understanding of new code provisions and construction techniques, but also to allow for a chance to share ideas and experiences, fostering fellowship amongst our peers. The reception to honor the awardees gives us all a chance to offer congratulations to the award recipients. The inspector and technical assistant associations were of particular help this year, providing assistance in making our awards reception memorable- a special thanks to all involved!

The Building Safety Conference provides the chance to enhance your educational opportunities and receive information on important and cutting edge topics. If anyone has suggestions for next year's conference, please contact us at educationunit@dca.state.nj.us.

We are looking forward to seeing everyone again next year when we meet again at the Taj Mahal on April 27-29, 2011. Hope to see you there!

Source: John Delesandro
Licensing & Education

See 2010 Building Safety Conference at right

2010 Building Safety Conference *continued from left*

Above, NJATA's 2010 honoree Lucia Camporeale (c.) is accompanied by association President Linda Aiello (r.) and the Director of the Div. of Codes and Standards, Cynthia A. Wilk (l.).

Above, BOANJ's 2010 honoree Salvatore J. DeSimone (r.) accompanied by last year's honoree, Martin Vogt (l.).

Above, NJPIA's 2010 honoree Michael G. Baker (r.), accompanied by NJPIA President Thomas McGonigle (l.) and the Director of the Div. of Codes and Standards, Cynthia A. Wilk (c.)

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Above, NJFP&PA's 2010 honoree Richard A. Soltis, Jr. (l.) accompanied by NJFP&PA President Stanley Sickels (r.) and the Director of the Div. of Codes and Standards, Cynthia A. Wilk (c.)

Above, MEIA's 2010 honoree Jean F. Verrier (l.) is accompanied by 1st Vice President Ed Reed (r.) and the Director of the Div. of Codes And Standards, Cynthia A. Wilk (c.).

Above, all 2010 honorees.

Roof Access Hatch

Are all roof access hatches required to comply with International Building Code (IBC)/2006, Section 1009.11, entitled "Stairway to roof"? The answer is "NO."

For buildings with an occupied roof, including roof gardens, observation decks, tennis courts or swimming pools, a code compliant stairway must be provided with a penthouse that complies with Section 1509.2, entitled "Penthouses."

For buildings with an unoccupied roof, Section 1009.11 requires buildings located four or more stories in height above grade plane, with a roof surface that has a slope of four units vertical in 12 units horizontal (33% slope) or less, to have one stairway that extends to the roof surface. Access to the roof from the top story is permitted to be by an alternating tread stairway. In addition, the exception to Section 1009.11.1, entitled "Roof Access," provides that access to the roof shall be permitted to be by a roof hatch or trap door with an area that is not less than 16 square feet with a minimum dimension of 2 feet. It is important to remember that this provision is applicable only to a *required* access to an unoccupied roof.

If the building is less than four stories in height above grade plane, access to an unoccupied roof is not required. If the design professional or building owner chooses to provide roof access, compliance with these code sections is NOT mandatory and there is no applicable minimum or maximum size for the roof access hatch.

If you have any questions on this, please direct your calls to me at (609) 984-7609.

Source: Marcel Iglesias
Code Assistance Unit

The Use of Solid Fuel Appliances in Commercial Cooking Applications

The Department has received the following question concerning the installation of solid fuel fired barbecue appliances in a commercial kitchen: "Can a wood- or charcoal-fueled barbecue appliance that is not listed and labeled be installed in a commercial kitchen?" The answer is: Yes, and here is why.

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alarms, LPGas Tanks, and other hazardous uses/places of assembly may be considered equipment creating (or signaling) a significant potential hazard to public health and safety. This list should be familiar to you; it is the listing of items whose inclusion in a construction project must be declared during the permitting process on the Construction Permit Application under section IV – DOES OR WILL YOUR BUILDING CONTAIN ANY OF THE FOLLOWING?

In the instance of elevators devices[1], cross-connections/backflow preventers and swimming pools, spas and/or hot tubs[1], that periodic …or maintenance …or on-going inspection is **YOUR** responsibility under the UCC.

Do not, however, be confused by that declaration during the permitting process. While it will enable your office to identify and track *additional* items requiring on-going inspections, do not infer from their reference in that portion of the Construction Permit Application (CPA) that a Construction Permit should be issued to conduct these on-going inspections; it should not.

When these items are installed as a part of a construction project, at the conclusion of that project, in addition to a Certificate of Occupancy or Approval issued, a Certificate of Compliance is also issued for the elevator, cross-connection/backflow preventer or swimming pool/spa/hot tub device. That Certificate of Compliance will reflect an expiration date. The approach of that expiration date should signal the need to conduct a periodic inspection.

To ensure successful Periodic Inspection management, this is what your office should be doing:

- Build and/or maintain your registry, i.e., inventory, of devices requiring periodic inspection by using the On-going Inspections log (UCC-L730), and completing one On-going Inspection Control Card (UCC-F290) for each device following Municipal Procedure 7.1.1.

  Maintain the On-going Inspections log and tickler file. Devices constructed/installed on Permits issued *before* the municipality's creation of the registry must also be identified and added to the registry. *Additional* devices are identified and added to the registry through the declaration of those devices on the Construction Permit Application's section IV.

See Periodic Inspections at right

Periodic Inspections *Continued from left*

- Monitor on-going inspections by:
  Reviewing the tickler file,
  Identifying inspections required, and
  Ensuring the appropriate subcode official is aware of those required inspections.
- Schedule and perform inspections and/or ensure required testing has been done by obtaining a copy of the testing certification.
- Collect the fee, complete the paperwork, prepare and distribute a Certificate of Compliance, and file the required and resulting documents in the central filing system.

This is what your office should *not* be doing:

- Do **NOT** issue Construction Permits for the purpose of conducting on-going inspections.

In support of the above, Bulletins 99-1 and 99-2 have been reviewed and clarification will be added where appropriate. Further, procedures 5.1.1, 7.1.1, 7.2.2 and 7.2.3 of the Municipal Procedures Manual will be revised to incorporate that clarity. And finally, a model Annual Pool/Spa/Hot Tub Inspection Notice, and a model Testing of Backflow Preventer Annual Reminder will be added to the Codes and Standards Information and PermitsNJ Document Library folders for ready access by those licensed Construction and Subcode Officials and Technical Assistants wishing to make use of those models. Watch for these changes.

Source: Berit Osworth
Division of Codes and Standards

Footnotes
[1] Jurisdiction for the periodic inspection of elevator devices may have been assumed by the DCA's Elevator Safety unit.
[2] Not associated with one- or two-family dwellings.

Solid Fuel Appliances *Continued from page 3*

Section 906 of the International Mechanical Code (IMC)/2006, entitled "Factory-built Barbecue Appliances," requires these appliances to be installed in accordance with Chapters 3, 5, 7, 8 and 9. Additionally, when the appliance contains an auxiliary fuel gas supply, it must also meet the requirements of the International Fuel Gas Code (IFGC)/2006. Section 623.1 of the IFGC, entitled "Cooking Appliances," requires that fuel gas appliances that are designed for permanent installation be tested in accordance with ANSI Z21.1, ANSI Z21.58 or ANSI Z83.11 and be installed in accordance with the manufacturer's installation instructions. For more information on the

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Solid Fuel Appliances *continued from page 4*

installation of fuel gas appliances, such as fuel supply connections and combustion air, you should refer to the appropriate IFGC sections. The purpose of this article is to focus on the IMC requirements.

Section 906.1 of the IMC entitled “General," requires that the solid fuel fired barbecue appliance be of an *approved* type and installed in accordance with the manufacturer’s installation instructions. As defined in Section 202 of the IBC/2006, the word *approved* means "acceptable to the code official or other authority having jurisdiction." The building and fire subcode officials must review the plans for the installation of these appliances and the building subcode official has inspection responsibility for the installation of the appliance only. A barbecue appliance that is factory-built is NOT required to be listed and labeled and the code official has the authority to approve its installation. The manufacturer’s installation instructions must be followed for clearances and location.

From an exhaust standpoint, Section 507.2.1 of the IMC/2006, entitled “Type I hoods” requires a Type I hood to be installed where the cooking appliance produces grease or smoke. Clearly, a wood- or charcoal-fueled barbecue appliance produces smoke; therefore, a Type I hood is required to be installed over the appliance. Furthermore, the definition of “Extra Heavy Duty Cooking Appliances” in Section 202 of the IMC/2006 includes solid fuel burning appliances as such. Section 507.2.4 of the IMC/2006, entitled “Extra-heavy-duty,” states that the hood may not cover any other cooking appliance that requires a hood with a fire extinguishing system. Additionally, the exhaust from the hood covering the barbecue appliance must be independent from all other exhaust systems. "Solid Fuel Cooking Applications" are defined in Section 202 of the IMC/2006 as a commercial food service operation burning hardwood, mesquite, charcoal, or briquettes as the heat source for the cooking operations.

Section 507.13.1 of the IMC/2006, entitled “Extra-heavy duty cooking appliances,” requires minimum exhaust ventilation between 550 to 700 CFM per linear foot of hood for these operations depending on the type of canopy installed. Section 508.1 of the IMC/2006, entitled “Makeup air,” requires that makeup air must be approximately equal to the exhaust air flow.

If you have any questions, please feel free to call me at (609) 984-7609.

Source: Michael E. Whalen
Code Assistance Unit

Equipotential Bonding and the NEC/2008

In the National Electrical Code (NEC), the purpose of the section on pool bonding has remained consistent: to reduce or eliminate voltage gradients in pool areas. That said, the change in language in the NEC/2005 caused some confusion regarding Section 680.26, "Equipotential Bonding," when the word “Equipotential” was added to the title (which had been "Bonding") and requirements were added to the code. An article in the Summer/Fall 2007 *Construction Code Communicator* attempted to clarify the equipotential bonding requirements of NEC/2005. This article attempts to clarify the equipotential bonding requirements of the NEC/2008. This appears to be particularly confusing because of the way that the sections were subdivided.

1. **Pool Shells, NEC/2008 Article 680.26(B)(1**) – Conductive pool shells consist of poured concrete, pneumatically applied or sprayed concrete, or concrete block with painted or plastered coating materials. Non-conductive pool shells include vinyl liners and fiberglass composite materials.

(a) – Typically, structural reinforcing steel is used in the conductive pool shells listed above. To be considered bonded, unencapsulated structural reinforcing steel is permitted to be secured together by steel tie wires.

(b) – When the pool reinforcing steel is encapsulated in a nonconductive material (coated rebar), then the bonding requirements, which are summarized in 1a above, no longer apply; however, a copper conductor grid must be installed within or under the pool and no more than 6 inches from the outer contour of the pool shell. The grid must be constructed of at least a #8 AWG bare solid copper conductor bonded to each other at all crossing points, and arranged in a 12 inch by 12 inch (12" X 12") grid with a tolerance of 4 inches.

2. **Perimeter Surfaces**, **NEC/2008 Article 680.26(B)(2)** – The NEC/2008 requires that ANY surface (e.g. soil, grass, concrete, pavers, etc.) around the pool or outdoor spa/hot tub must have equipotential bonding.

(a) – Unencapsulated structural reinforcing steel (summarized in 1a above) installed in a perimeter surface that extends three (3) feet from the pool wall is required to be bonded back to the pool shell at four (4) uniformly spaced points around the pool.

(b) – When the perimeter surfaces contain

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Equipotential Bonding *continued from page 5*

reinforcing steel encapsulated in a nonconductive material (coated rebar), or when the pool is fiberglass, or vinyl, then a copper conductor that meets the following must be used: (1) a minimum of a #8 AWG bare solid copper bonding conductor that follows the contour of the perimeter surface between 18 and 24 inches from the inside walls of the pool; (2) the bonding conductor shall be secured within (i.e. paved surface) or under the perimeter surface 4 to 6 inches below the subgrade (soil); and (3) listed splicing devices must be used.

3. **Pool Water, Article 680.26(C**)– This section requires a minimum conductive surface area of 9 square inches to be installed in contact with the pool or outdoor spa/hot tub. For example, the metal handrails of a ladder may be used as long as a minimum of 9 square inches is submerged in the pool in contact with the water. If there is no ladder (or other conductive surface), a component that

See Equipotential Bonding at right

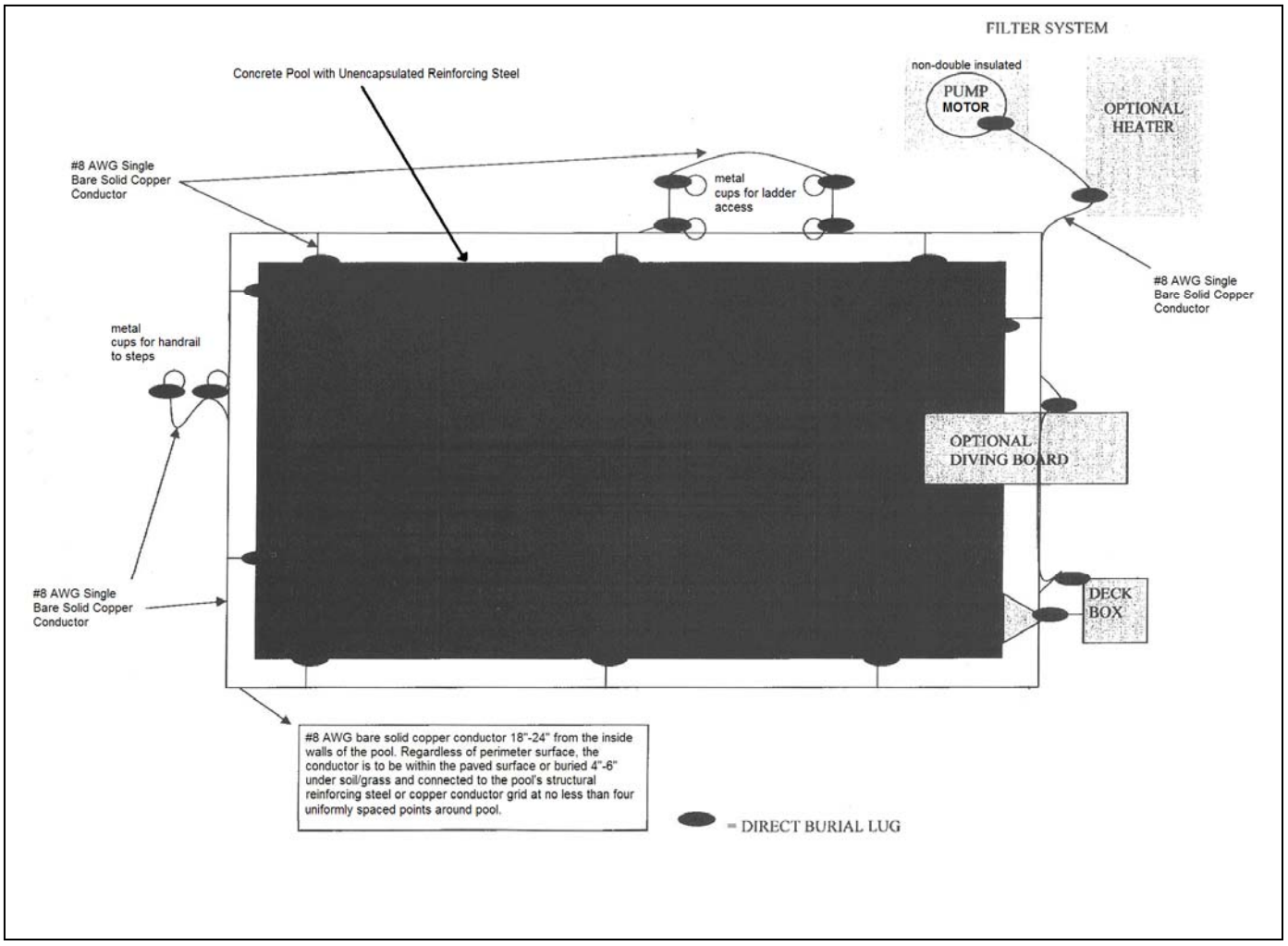
Equipotential Bonding *Continued from left*

meets the requirements of this section may be used. Please keep in mind that there are other items that are part of the equipotential bonding system that are not discussed in this article. As per Section 680.26(B), the following are also included, as applicable: metallic components, underwater lighting, metal fittings, electrical equipment, and metal wiring methods and equipment.

An example of typical equipotential bonding setup for an unencapsulated reinforced steel inground pool is provided below as a convenient accompaniment to this article. Please note that the graphic is an illustration only and is not a substitute for the code text.

If you have any questions, please call the Code Assistance Unit at (609) 984-7609.

Source: Rob Austin and Suzanne Borek
Code Assistance Unit



Rehabilitation Subcode: Application of Basic and Supplemental Requirements

The Department has received some specific questions on how to apply the basic and supplemental requirements in a rehabilitation project. N.J.A.C. 5:23-6.7(i) and (j) specifies how basic and supplemental requirements apply to a reconstruction project. When a project is a reconstruction project (N.J.A.C. 6:23-6.7), the applicable requirements are found at N.J.A.C. 5:23-6.10 through 6.30 based on occupancy group. So, for example, if I were performing a reconstruction project in a Group B building, I would be required to meet the requirements of N.J.A.C. 5:23-6.7 (Reconstruction), 6.10 (Basic requirements and supplemental requirements—general), 6.11 (Basic requirements in all Groups), 6.17 (Basic requirements--Group B), 6.17A (Supplemental requirements--Group B) and, as applicable, 6.8 (Materials and Methods), 6.9 (New Building Elements), 6.29 (Mixed use buildings) and 6.30 (Special technical requirements--all groups).

Now, the real reason for this article is that, from my experience, users of the Rehabilitation Subcode tend to skip over N.J.A.C. 5:23-6.10. Although it is not a large section, it does contain some specific scoping requirements that can come back to haunt you if they are overlooked. An example might help. If the Group B building undergoing a reconstruction is a high rise and the scope of work involves portions of the 7th floor, there will be a question as to whether a sprinkler system is required. In the supplemental requirements for Group B, at N.J.A.C. 5:23-6.17A(c)5, the sprinkler provisions are: "Automatic Sprinkler System: When the work area is an entire floor, an automatic sprinkler system shall be installed on that floor. When an automatic sprinkler system is provided, the sprinkler riser shall be sized to serve the entire building, even if the system currently being installed serves only a portion of the building. (Fire)." Because this project involves only portions of the 7th floor, it appears that the sprinkler system is not required.

At this point, the Rehabilitation Subcode has been applied as follows: At N.J.A.C. 5:23-6.7(i) and (j), a reconstruction project in Group B is required to meet the basic and supplemental requirements. Group B basic requirements are located at N.J.A.C. 5:23-6.17 and Group B supplemental requirements are located at N.J.A.C. 5:23-6.17A. However, there is one more section to review. Before consulting the basic and supplemental requirements for Group B, you must

See Rehab Subcode at right

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Rehab Subcode *Continued from left*

first apply the requirements of N.J.A.C. 5:23-6.10, Basic requirements and supplemental requirements—general. More specifically, N.J.A.C. 5:23-6.10(b)1 states, "All reconstruction work begun within a single 12 month period shall be considered for determining the applicability of the supplemental requirement." Therefore, as far as the reconstruction project on the 7th floor of the Group B building is concerned:

- (a) If the reconstruction project on the 7th floor is the only reconstruction project to be undertaken on that floor during the past 12 months, then the work area for the project in question is not the entire floor and the sprinkler system requirement does not apply.
- b) If the reconstruction project on the 7th floor is one of two or more (multiple) reconstruction projects that have been undertaken on that floor during the past 12 months and if the work areas of the multiple projects add up to the entire floor, then the sprinkler system requirement does apply.

If you have any questions, please contact the Code Assistance Unit at (609) 984-7609.

Source: Rob Austin
Code Assistance Unit

Correction: The New Jersey State Permit Surcharge (Training) Fee: Charge or No Charge?

This is a correction to the article entitled, "The New Jersey State Permit Surcharge (Training) Fee: Charge or No Charge?", which was published in the Spring/Summer 2009 *Construction Code Communicator* (CCC).

Subsequent to its publication, an inconsistency with other *CCC* articles on the subject of permit surcharge fees was discovered; a further and closer review of N.J.S.A. 52:27D-130.2 revealed that the previous articles were correct on the subject of whether or not a surcharge applies to the installation or alteration of solar energy heating or cooling systems.

See State Permit Surcharge (Training) Fee – page 8

Required Annual Backflow Preventer Testing

On September 8, 2009, N.J.A.C. 5:23-2.23(*l*)4 was amended to require that all backflow preventers that are designed to be tested and that are used to isolate sources of contamination as defined in the plumbing subcode must be tested every 12 months. In the past, only testable backflow preventers that were connected to a high hazard source were required to be tested annually. There is an exception for a testable backflow preventer that is installed on the water supply for a one- and two-family dwelling, which would require yearly testing only when isolating a high source of contamination.

In the plumbing subcode, Section 10.5.6 b of the National Standard Plumbing Code/2006 states: "devices that are designed to be field tested shall be tested prior to final inspection of the initial installation and once each year thereafter…"

It is the responsibility of the local enforcing agency (LEA) to keep track of backflow preventers and to notify the building owner that, to remain in compliance, they must be tested every 12 months by a certified backflow preventer tester. The tester must then obtain a Certificate of Compliance. The plumbing inspector or subcode official has the option of either witnessing the test and receiving the performance test certification or simply obtaining the performance test certification.

There are many municipalities that have already implemented recordkeeping. There are programs that will allow the tracking and recordkeeping and will generate reminders that the yearly test is due.

The Department is updating Bulletin 99-2, Testing of Backflow Preventers. The updated bulletin will include a model reminder letter that can be used to notify owner of a property at which the annual backflow preventers need to be tested.

NOTE: Also consult the article "Periodic Inspections under the Uniform Construction Code" in this issue of the *Communicator.*

Should you have any questions, you may contact me at (609) 984-7609.

Source: Thomas C. Pitcherello
Code Assistance Unit

State Permit Surcharge (Training) Fee *continued from page 7*

Bullet number 6 from the Spring/Summer issue article stated that no training fee or permit fee surcharge fee shall be charged where the construction permit was for the installation or alteration of solar energy heating or cooling systems. That is not true.

While it is true that the Uniform Construction Code Act does still contain N.J.S.A. 52:-27D-130.2 (P.L. 1985, c.85), which does exempt "solar energy heating and cooling systems" from construction permit fees and surcharges, N.J.S.A. 52:27D-130.2 refers to a system certified as eligible for property tax exemption under P.L. 1977, c. 256 (C. 54:4-3.113 et seq.). Since P.L. 1977, c. 256 expired on December 31, 1987, there are no longer installations of systems that are so certified.

Therefore, please disregard bullet number 6 of the Spring/Summer 2009 article entitled, "The New Jersey State Permit Surcharge (Training) Fee: Charge or No Charge?", and resume assessing the permit surcharge (training) fee in these instances.

Source: Berit Osworth
Division of Codes and Standards

Bills and Laws

How many code officials and technical assistants have been asked about legislation that is currently being heard --or was heard—in Legislative hearings? I'm sure many. But the question remains, do you know where to find the information and how to search for it? The key is http://www.njleg.state.nj.us/.

If you go to this website, you can search for bills as far back as 1996. There is a "Bill Search" on the right-hand side of the webpage, but, if you know the specific year, you can use the left-hand side. I'll demonstrate this through an example and search for Bill S2265 of Legislative Session 2008-2009, which requires developers to offer solar energy systems in certain new home construction.

There are two ways to search for a specific bill. The first way applies to bills currently under consideration and to bills introduced and considered in past Legislative sessions. The second way applies to current bills only.

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First, starting on the left-hand side of the website, click on "Bills 2008-2009". This will bring you to another page. Click on "Bill Number" and enter "S2265". From my search, I found that S2265 was substituted by A1558 and signed into law on 3/31/2009 as P.L.2009, c.33. If desired, you can search for this law under "Chapter Laws 2009."

Second, for bills under consideration in the current legislative session, starting on the right-hand side of the website, you may type the bill number into the search section. That search will yield the current status.

Hopefully this is helpful the next time your township administrator, zoning officer, tax assessor, etc. comes running to you for information on how to find a bill pending before the Legislature.

Source: Rob Austin
Code Assistance Unit

Classifying a Rehabilitation Project

We've been receiving an increasing number of calls regarding the Rehabilitation Subcode, N.J.A.C. 5:23-6, and how to classify projects. As you all should be aware, the Rehabilitation Subcode is divided into escalating categories of work: Repair, Renovation, Alteration and Reconstruction. The following are two examples in an attempt to help you classify rehabilitation projects properly. These stories might or might not be based on personal experiences.

1. *Sibling Spat:* Robbie, age 11, and younger brother Matt, age 7, are playing a game of tag in the back yard. In a game of tag, Robbie runs away from his brother Matt and heads into the house locking the door behind him. This upset Matt and it didn't help that his older brother was laughing at him from the other side of the door. So Matt put his fist through the glass portion of the door. Now…how could Robbie and Matt's Dad fix this? Dad could:

See Classifying Rehab at right

Classifying Rehab *continued from left*

a) Leave the door assembly and replace the window pane – Repair.
b) Replace the entire door – Renovation.
c) Look at this as an opportunity to complete one of his "Honey-Do" tasks and enlarge the opening to install French doors – Alteration.
d) Say, "What the heck, let's redo the whole house and gut this place!" – Reconstruction.

2. *Parents Know Best:* Heather, age 15, and Dad, age 40-something, were having a conversation about her desire to go to a friend's house and hang out. Dad said "no." Heather became so upset that she kicked a hole in the half-wall between the kitchen and the dining room. Knowing that this would upset Mom, Dad and Heather came up with a quick fix and made sure the lights were off when Mom returned home that evening. Taking Mom out of the equation, what could Dad have done? Dad could:

a) Go to the hardware store, buy a sheetrock patch, spackle and touch-up paint – Repair.
b) Replace the remaining plaster where the hole was with sheetrock– Renovation.
c) Look on this as an opportunity to complete one of the "Honey-Do" tasks and knock down the half-wall between the kitchen and dining room and combine the two rooms – Alteration.
d) Say, "What the heck, let's redo the whole house and gut this place!" – Reconstruction.

You need to consult N.J.A.C. 5:23-2.7(c) to determine whether a permit is required. If a permit is required, you need to consult N.J.A.C. 5:23-2.23 to determine whether the project would require a Certificate of Approval (e.g. alteration) or a Certificate of Occupancy (e.g. reconstruction).

Please feel free to contact the Code Assistance Unit at (609) 984-7609 if you have any questions.

Source: Rob Austin
Code Assistance Unit

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Copies may be read or downloaded from the our website at: www.nj.gov/dca/divisions/codes.

Please direct any comments or suggestions to the NJDCA, Division of Codes and Standards, Attention: Code Development Unit, PO Box 802, Trenton, NJ 08625-0802.

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