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14-3

Date: **November 2014**

Subject: **Jurisdiction Over Site Work**

Reference: **N.J.A.C. 5:23-3, Subcodes**

The following is guidance regarding the jurisdiction over site work performed in complexes, office or industrial parks or other “campus style” settings. Examples of these settings are: universities/colleges, developmental centers, hospital complexes, prison/jail complexes, business headquarters/corporate complexes, and industrial complexes.

Site work, site utilities and the like being built, added to or rehabilitated within a “campus” which connect to utilities belonging to the facility are not subject to the Uniform Construction Code (UCC). They will (a) not be “plan reviewed”, (b) not be issued a permit, (c) not be inspected/tested and (d) be the responsibility of the facility and/or project manager. Examples of such site utilities include, but are not limited to, fire mains, sanitary and storm drainage systems, domestic water systems, hydronic piping systems, natural gas systems, and electric utility company owned and regulated electrical installations.

However, there are instances where a UCC permit is still required for installations:

- Electric installations not under the exclusive control of an electric utility (see Bulletin 88-1);
- Site lighting installations subject to a permit (see Bulletin 98-4);
- Fire Service Water Supply – From the point where the branch leading to the building is no longer shared (i.e. serves a single building);
- Fuel Gas Supply Piping – From the building shut-off or utility-owned meter, whichever is closer to the building;
- General Water Supply & Sewer Systems – From the point where the branch leading to a building is no longer shared (i.e. serves a single building).

The water service and sewer piping that connect the main to the individual building’s systems are subject to the jurisdiction of the UCC, specifically the plumbing subcode. The sizing of the mains (which serve more than one building) is a design issue, but it is not a UCC issue. The main is considered site work and is outside the scope of the UCC.

Note: Manufacturing, production and process equipment as defined at N.J.A.C. 5:23-1.4, is not under the jurisdiction of the UCC.

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