

Construction Code Communicator



State of New Jersey
Philip D. Murphy, Governor

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Jacquelyn A. Suárez, Acting Commissioner

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The Winter Communicator: A Reminder

The final (Winter) issue of the *Construction Code Communicator* each year consists of a collection of Alerts, Hot Topics, Letters from the Director, guidance documents, and other information items that were posted on the Division's website during the calendar year. We are including articles that were printed in earlier editions of the *Construction Code Communicator* on topics that continue to generate questions. Once this edition of the *Construction Code Communicator* has been posted, these individual Alerts, Hot Topics, Letters from the Director, guidance documents, and other information items will be removed from those sections of the Division's website. There is one exception: the materials related to Superstorm Sandy will remain in place. **Generally, there are no new articles in this issue. However, there are times when a short, new article finds its way into the Winter issue, such as this issue.**

Please note that, although the documents will be removed from the Alerts and Hot Topics, they will still be accessible through the Division's Document Library or through the "Topics A-Z" tab on the Division's website: <https://www.nj.gov/dca/codes/index.shtml>.

As it remains, the *Construction Code Communicator* will follow this same format: three issues, Spring, Summer, and Fall, that contain new articles and a Winter issue that will provide in one place all the Alerts, Hot Topics, Letters from the Director, guidance documents, and other information items that were posted on the Division's website in that calendar year with previously printed articles where the topic continues to generate questions.

If you have any questions about the *Construction Code Communicator*, or if you have any recommendations for articles, please feel free to contact me at (609) 984-7609 or at ian.rayfield@dca.nj.gov.

Source: Ian Rayfield
Code Development Unit
(609) 984-7609

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UCC Summary of Rule Changes -- Winter 2023 Update

November 6, 2023, *New Jersey Register*

N.J.A.C. 5:23-3.4 – Responsibilities – This Notice of Administrative Correction corrects the improper placement for automatic rain sensor devices within the electrical subcode enforcement responsibility table and inserts it into the plumbing subcode table.

→ for more information, please see “Nov 06, 2023” row at
https://www.nj.gov/dca/codes/codereg/rule_proposals_adoptions.shtml

November 20, 2023, *New Jersey Register*

N.J.A.C. 5:23-2.35 – Enforcement actions after issuance of certificate(s) of occupancy – This Notice of Administrative Correction corrects a missing number in the reference to a section within the building subcode.

→ for more information, please see “Nov 20, 2023” row at
https://www.nj.gov/dca/codes/codereg/rule_proposals_adoptions.shtml

N.J.A.C. 5:23-3.14, 3.15 and 3.21 – Building, Plumbing and One- and Two-Family Dwelling Subcodes – This Notice of Administrative Correction corrects errors in the text of building subcode, plumbing subcode, and one- and two-family dwelling subcode.

→ for more information, please see “Nov 20, 2023” row at
https://www.nj.gov/dca/codes/codereg/rule_proposals_adoptions.shtml

December 4, 2023, *New Jersey Register*

N.J.A.C. 5:23-2.20, 3.11, 3.14, and 3.16 – Tests and special inspections; Enforcement activities reserved to the Department; Building and Electrical Subcodes – This adoption clarifies special inspection requirements adopted as part of the building subcode in relation to mass timber elements; companion changes are made at N.J.A.C. 5:23-2.20 and 3.14 for Special Inspections in Chapter 17. In addition to the building subcode, “housekeeping” egress items are amended to reflect exiting modifications in Section 1006. Further, two changes are adopted for the electrical subcode. (1) The language is modified to be consistent with the intent of the text at Article 90.5(C), Explanatory Material, and states that notes are for informational use only and are not enforceable as requirements of the NEC. As such, informational notes should be treated as background or guidance to the topic of the related article text and not as citable references for code violations. (2) Article 680.4, Inspections after installation, is deleted as swimming pool inspections are already addressed within the administrative provisions of the UCC at N.J.A.C. 5:23-2.18C and 2.20.

→ for more information, please see “Jun 05, 2023” row at
https://www.nj.gov/dca/codes/codereg/rule_proposals_adoptions.shtml

Bulletins – <https://www.nj.gov/dca/codes/resources/bulletins.shtml>

- **19-3**, Adopted Codes, Standards and Recommended Practices Referenced Under Informational Notes of the National Electrical Code 2020 – Withdrawn December 4, 2023

Source: Code Development Unit
 (609) 984-7609

The Construction Code Communicator is an online publication of the New Jersey Department of Community Affairs’ Division of Codes and Standards. It is typically published four times a year.

Copies may be read or downloaded from the division’s website at: www.nj.gov/dca/codes/index.shtml.

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 or codeassist@dca.nj.gov

2023 Division Proposals and Adoptions

The following is a list of the 2023 proposals and adoptions. This list, with previous years included, can be found at <https://www.nj.gov/dca/codes/codreg/index.shtml> by scrolling to “Rule Proposals and Adoptions” and clicking “Division Related Rule Proposals and Adoptions.”

Posted in NJ Register	Subject	Submit Comments by:	Adoption Date
Jan 16, 2024	Notice of Administrative Correction Uniform Construction Code N.J.A.C. 5:23-3.4	N/A	Jan 16, 2024
Jan 02, 2024	Notice of Administrative Corrections (3) Uniform Construction Code N.J.A.C. 5:23-3.21, 6.5, 6.6, 6.7 and 6.31	N/A	Jan 02, 2024
Dec 18, 2023	Notice of Readoption Relocation Assistance and Eviction Readoption: N.J.A.C. 5:11	N/A	Dec 18, 2023
Dec 04, 2023	Rooming and Boarding Houses Proposed Amendments: N.J.A.C. 5:27-1.5, 1.6, 1.9, 2.1, 4.6, 4.7, and 6.1 Proposed New Rules: N.J.A.C. 5:27-13.1, 13.2, and 13.3	Feb 02, 2024	
Nov 20, 2023	Notice of Administrative Correction Uniform Construction Code N.J.A.C. 5:23-3.14, 3.15 and 3.21	N/A	Nov 20, 2023
Nov 20, 2023	Notice of Administrative Correction Uniform Construction Code N.J.A.C. 5:23-2.35	N/A	Nov 20, 2023
Nov 20, 2023	Notice of Administrative Correction Liquefied Petroleum Gas N.J.A.C. 5:18	N/A	Nov 20, 2023
Nov 20, 2023	Notice of Readoption Ski Lifts Readoption: N.J.A.C. 5:12	N/A	Nov 20, 2023
Nov 06, 2023	Notice of Administrative Correction Residential Site Improvement Standards N.J.A.C. 5:21-1.13	N/A	Nov 06, 2023
Nov 06, 2023	Notice of Administrative Corrections Uniform Construction Code N.J.A.C. 5:23-3.4 and Appx 3A	N/A	Nov 06, 2023

(Continued on next page)

(2023 Division Proposals and Adoptions)

Posted in NJ Register	Subject	Submit Comments by:	Adoption Date
Sep 18, 2023	Notice of Administrative Correction Uniform Construction Code N.J.A.C. 5:23-2.38	N/A	Sep 18, 2023
Sep 05, 2023	Notice of Administrative Corrections Uniform Construction Code N.J.A.C. 5:23-6.4, 6.5, 6.6, 6.7, 6.8, 6.9, 11.4, and 12.12	N/A	Sep 05, 2023
Aug 21, 2023	Notice of Administrative Correction Uniform Construction Code N.J.A.C. 5:23-6.2	N/A	Aug 21, 2023
Aug 07, 2023	Uniform Construction Code Proposed New Rule: N.J.A.C. 5:23-4.16 Proposed Amendment: N.J.A.C. 5:23-1.4, 2.17A, 2.18, 4.4, 4.5, 4.6, 4.7, 4.8, 4.12, 4.14, 4.17, and 4.18	Oct 06, 2023	
Jul 17, 2023	Notice of Administrative Correction Uniform Construction Code N.J.A.C. 5:23-3.20	N/A	Jul 17, 2023
Jun 05, 2023	Notice of Administrative Correction Uniform Construction Code N.J.A.C. 5:23-2.15	N/A	Jun 05, 2023
Jun 05, 2023	Uniform Construction Code Proposed Amendments: N.J.A.C. 5:23-2.20, 3.11, 3.14, and 3.16	Aug 04, 2023	Dec 04, 2023 NSC
May 01, 2023	Notice of Administrative Correction Uniform Construction Code N.J.A.C. 5:23-6.8	N/A	May 01, 2023
Mar 20, 2023	Notice of Administrative Correction Lead Hazard Evaluation and Abatement Code N.J.A.C. 5:17-2.3, 3.3, and 3.6	N/A	Mar 20, 2023
Mar 06, 2023	Notice of Readoption Maintenance of Hotels and Multiple Dwellings Readoption: N.J.A.C. 5:10	N/A	Mar 06, 2023
Feb 21, 2023	Urban and Rural Centers Unsafe Buildings Demolition Loan Fund Readoption: N.J.A.C. 5:7	N/A	Feb 21, 2023
Feb 21, 2023	Notice of Administrative Correction Maintenance of Hotels and Multiple Dwellings N.J.A.C. 5:10-27 Appendix 27B	N/A	Feb 21, 2023

Bulletin/FTO Update

With the adoption of the 2021 I-Codes and the 2020 National Electrical Code, the Department has reviewed all the UCC Bulletins and Formal Technical Opinions (FTO) and updated them, as needed. The following is a list of Bulletins and FTOs that were updated from 2019 to current:

Bulletins

- **22-1** Energy Subcode Compliance (Revised: June 2023, and supersedes Bulletin 19-2)
Note: Includes Form 392, Air Barrier and Insulation Checklist
- **19-1** Design Loads for Ground Snow, Wind and Seismic (Revised: September 2022, and supersedes Bulletins 94-8, 03-4, and 05-2)
- **13-1A** Elevating Existing Houses (Revised: April 2023)
- **09-1** Permit Requirements for LP-Gas Systems (Code reference update: September 2019, and supersedes Bulletin 04-1)
- **07-1** Premanufactured Construction (Revised: August 2019)
- **04-2** Oxford House (Revised: September 2022, and supersedes Bulletin 95-3)
- **03-5** Special Inspections (Revised: September 2022)
- **02-1** Affordable Housing (Code reference update: September 2022)
- **99-3** Carbon Monoxide Alarms (Code reference update: September 2022)
- **99-1** Periodic Electrical Inspections, and “Bonding and Grounding” Certificates for Swimming Pools, Spas, and Hot Tubs (Revised: December 2020)
- **98-3** Health Care Facilities Plan Review (Revised: September 2019)
- **96-2** Signing and Sealing of Construction Documents (Code reference update: September 2019, and supersedes Bulletin 79-9)
- **95-1D** Removal/Abandonment of Underground Storage Tanks Regulated by DEP (Revised: September 2022, and supersedes Bulletin 88-8)
- **95-1C** Installation of Underground Storage Tanks Regulated by DEP (Code reference update: September 2022)
- **95-1B** Removal/Abandonment of Residential Heating Oil Tanks and Other Heating Oil Tanks Under 2001 Gallons (Code reference update: September 2022, and supersedes Bulletins 88-3, 91-4, and 93-1)
- **94-10** Standard Forms and Fees (Code reference update: September 2019)
- **94-2** Emergency Operation of Elevators (Code reference update: September 2019)
- **93-7** Temporary Construction in Campgrounds (Code reference update: September 2019)
- **91-2** Compliance with Requirements of the Soil Erosion and Sediment Control Act (Code reference update: September 2022)
- **90-3** Gypsum Wallboard Classification (Code reference update: September 2022)
- **88-1** Electric Utility Company Installations (Code reference update: September 2019)
- **80-5** Proper Utilization of Temporary Power Taps (Code reference update: September 2019)
- **79-7** Septic Systems (Code reference update: September 2019)

FTO's

- **FTO-5** Emergency Escape Windows (New Construction and Additions) (code reference update: September 2022)
- **FTO-13** Fire Separation Between Dwelling Units and Attached Private Garages (Code reference update: September 2022)

(Continued on next page)

(Bulletin/FTO Update)

As always, each bulletin and FTO is available online, complete with up-to-date code references and new revised dates or updated code reference dates, so you can tell what is old, what is new, or what was updated to reflect current model codes. So please visit www.nj.gov/dca/codes/resources and view, print, and download the revised/updated bulletins and FTOs to update your UCC.

Source: Keith Makai
Code Assistance Unit
(609) 984-7609

State Permit Surcharge Fees: AKA The DCA Training fee and State Training Fee Report

It has come to the Office of Regulatory Affairs' attention that a number of municipalities are delinquent in sending the Department the required quarterly surcharge fees and/or the State Training Fee Report. Most technical assistants and building officials know they must collect a surcharge fee based on construction activity, and every three months they are required to send a check payable to the "Treasurer, State of New Jersey" and the State Training Fee Report to the Department. The quarterly State Training Fee Report shows the dollar amount of alterations and the cubic feet of construction from permits for new structures and additions to existing ones. This report is required to be attached to the state training fee check sent to the Department. Failure to send in the quarterly payments and/or the State Training Fee Report is a violation of the Uniform Construction Code, and both this Office and the Department can take action to gain compliance.

Please find below the Uniform Construction Code regulations that pertain to state permit surcharge fees and the State Training Fee Report:

N.J.A.C. 5:23-4.19 New Jersey State permit surcharge fees

(a) In order to provide for the training and certification and technical support programs required by the Act, an enforcing agency, including the Department when acting as the local agency, shall collect a surcharge fee to be based upon the volume of new construction within the municipality. Said fee shall be accounted for and forwarded to the Division of Codes and Standards in the manner herein provided.

(b) Amount: This fee shall be in the amount of \$ 0.00371 per cubic foot volume of new buildings and additions. Volume shall be computed in accordance with [N.J.A.C. 5:23-2.28](#). The fee for all other construction shall be \$ 1.90 per \$1,000 of value of construction.

1. No fee shall be collected for pre-engineered systems of commercial farm buildings.
2. No fee shall be collected for permits to perform asbestos abatement or lead abatement.
3. No fee shall be collected for permits for the construction or rehabilitation of residential units that are to be legally restricted to occupancy by households of low or moderate income, as defined in [N.J.A.C. 5:43-1.5](#).
4. No fee shall be collected for demolition of buildings or structures.
5. No fee shall be collected for work consequential to a natural disaster when the local code enforcement agency is waiving its fee.
6. The minimum permit surcharge fee shall be \$ 1.00.

(c) Remitting and reporting:

1. The municipality shall remit fees to the Bureau on a quarterly basis, in conjunction with report number R-840B State Training Fee Report in accordance with [N.J.A.C. 5:23-4.5\(e\)](#). Fees remitted shall be for the quarter. Checks shall be made payable to "Treasurer, State of New Jersey."

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(State Permit Surcharge Fees: AKA the DCA Training fee and State Training Fee Report)

N.J.A.C. 5:23-4.5 Municipal enforcing agencies--administration and enforcement

(e) Quarterly reports: The following standardized report established by the Commissioner is required to be completed by the municipal enforcing agency for State of New Jersey training fees and must be submitted quarterly, with the accompanying fees, pursuant to [N.J.A.C. 5:23-4.19](#):

Report No	Name
R840	State Training Fee Report

If you have any questions regarding the submission of surcharge fees and/or the State Training Fee Report, please do not hesitate to contact Ms. Kirsten Tarangoli at (609) 292-7899, menu option #6.

Source: Christopher Ferrara
Office of Regulatory Affairs
(609) 984-7672

Monet Website Update

For those of you that have been trying to navigate the Division's new website and layout, we feel you. And if you've been paying close attention, you would have seen this coming as the Department has been revamping all its Division's websites over the past couple of years and Codes and Standards was the second to last to be updated.

Additionally, a lot of hard work has been put into the update by the Department and even by the author of this article, but to be cheeky about the end result, I think the following quote from the movie *Clueless* (yes, back in 1995) sums it up:

Tai - Do you think she's pretty?
Cher - No, she's a full-on Monet.
Tai - What's a Monet?
Cher - It's like a painting, see? From far away, it's OK, but up close, it's a big old mess.
Let's ask a guy. Christian, what do you think of Amber?
Christian - Hagsville.
Cher - See?

To be fair, all the info is still there, but in a different layout, so, maybe the Monet quote is a little unfair. The old stationary navigation bar on the left of the page is now a dropdown box from our title in the horizontal blue navigation bar under the title of our Department. If you are having difficulty following the dropdown titles, just click "Topics A-Z," as this should lead you to any spot on the Division's website.

Oh, and if you have any saved bookmarks from the past, delete them. They will no longer work, as the uniform resource locator (URL) updated with the refresh. The simplest example is that all the new addresses end in "shtml." Also, you will note that "divisions" is no longer embedded in the link. There are some instances that may make it look like the old website addresses work; however, that is only because the Office of Information Technology implanted a few redirect links on pages that had the most hits/visits.

So, for now on, or until it changes again (not likely), take note of the Division of Codes and Standards new URL - <https://www.nj.gov/dca/codes/index.shtml>. And as always, if you need further assistance with the website, please contact the Code Assistance/Development Unit at (609) 984-7609.

Source: Rob Austin
Code Assistance/Development Unit
(609) 984-7609

Misplaced Pool and Spa Responsibilities



With that said, have a wonderful 2024! ... Much like the misplacement of the previous sentence, you may have found that the inspection responsibilities concerning swimming pools and spas in the Building Subcode section at N.J.A.C. 5:23-3.4(a)1, has misplaced references in Chapter 31. However, there is good news. Work is underway to correct this error, and it is not the only place in N.J.A.C. 5:23-3.4 where you can find the inspection responsibilities for swimming pools and spas, displayed appropriately. So, until January 14, 2024, while we wait for the correction to be published, you can view the correct placement and model code for swimming pool and spa inspection responsibilities in its sister section under Chapter 3, Planning, at N.J.A.C. 5:23-3.4(a)6, One- and Two-Family Dwelling Subcode.

With that said, have a wonderful 2024!

Source: Ian Rayfield
Code Development Unit
(609) 984-7609

Exterior Wall Ductwork: Update



(Update/reprint from Summer 2016)

This is an update to the “Exterior Wall Ductwork” article that first appeared in the Summer 2016 edition of the Construction Code Communicator. Note the first section citation numbers are from the 2021 International Energy Conservation Code, and the following section numbers in parenthesis are from the 2021 International Residential Code.

Bulletin 22-1 notes five general options to demonstrate compliance with the energy subcode for residential buildings three or fewer stories in height; additionally, there is always the option of an above-code program approved by the local enforcing agency. In review, you have (1) Compliance with [hand] calculations, (2) Prescriptive Packages, (3) REScheck (4) Clean Energy Program for Residential New Construction (formerly Energy Star), and (5) Other Compliance Options: Total Building Performance Option, R405 (N1105); Energy Rating Index Option, R406 (N1106).

The purpose of the original article was to inform if/when the installation of ductwork in an exterior wall is allowed. It stated that an energy compliance option that would permit ductwork in an exterior wall was the REScheck option since it's a “trade-off” program that permits the alteration of prescriptive insulation R-values in Table R402.1.3 (Table N1102.1.3) for the overall building thermal envelope.

Since the publishing of the original article, Section R403.3.2 (N1103.3.2), Ducts located in conditioned space, has been updated to list a prescriptive method for when ductwork is installed in an exterior wall. Condition 4 was added and states:

Ductwork located within exterior walls of the building thermal envelope shall have the following:

- 4.1. A continuous air barrier installed between unconditioned space and the duct.
- 4.2. Minimum R-10 insulation installed in the cavity width separating the duct from the outside sheathing.
- 4.3. The remainder of the cavity insulation fully insulated to the drywall side.

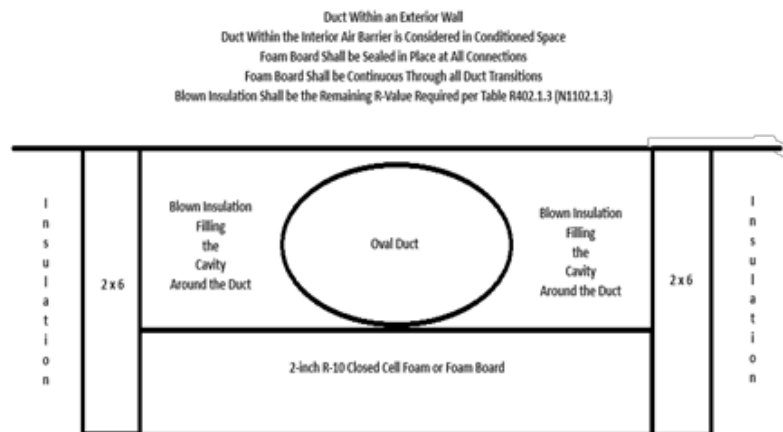
Note: Unless a REScheck is used, the R-value inside the cavity still needs to match the R-values shown in Table R402.1.3 (N1102.1.3).

Below is our artistic creation of the illustration from the 2021 International Residential Code Commentary of ducts that would be considered within conditioned space. This is important to delineate when verifying the duct leakage test in accordance with Section R403.3.6 (N1103.3.6), Duct leakage. The 2021 code added the duct leakage limit for ducts within the thermal envelope. It is approximately twice the allowed post-construction leakage rate of ducts not within the thermal envelope.

The graphic refers to “blown insulation.” The IECC is product neutral, BUT in this case, blown-in or spray insulation would probably be the best choice because batt insulation cannot be compacted.

(Continued on next page)

(Exterior Wall Ductwork: Update)



Source: Adam Matthews
 Code Assistance Unit
 (609) 984-7609

Daycare Facilities - Use & Occupancy Classification and Prior Use: Update
 (Update from Fall 2023)

Please be advised that the State of New Jersey’s Department of Children and Families have updated their regulations due to the adoption of P.L. 2007, c.1, which was incorporated into Chapter 52, Manual of Requirements for Child Care Centers (<https://www.nj.gov/dcf/providers/licensing/laws/CCCmanual.pdf>). More specifically, N.J.A.C. 3A:52-5.3(i) added a facility to the list at vi, which reads, in part:

N.J.A.C. 3A:52-5.3. Physical plant requirements for all centers

(i) Environmental condition precautions are as follows:

1. At the time of the initial application, any renewal application, relocation of an existing licensed center and, in the discretion of the Office of Licensing, any other time, the applicant or facility operator shall submit a written certification to the Office of Licensing indicating whether the building has ever housed a use that was classified under the Uniform Construction Code, N.J.A.C. 5:23, as any of the following:

- i. Group F - factory/industrial;
- ii. Group H - high hazard;
- iii. Group S - storage;
- iv. Group B - dry cleaners or nail salons;
- v. Group M - gas stations; or
- vi. Group A - funeral home**

The Department has updated the information accordingly at <https://www.nj.gov/dca/codes/offices/childcare.shtml>.

Source: Keith Makai
 Code Assistance Unit
 (609) 984-7609

Lowest Floor Level in Flood-resistant Construction: Update

(Update/reprint from Fall 2013)

Question: How does R300 of the 2021 International Residential Code (2021 IRC) apply to the lowest floor level of a home to be constructed in a flood zone that has vehicle parking only on the first level, two levels of living space above and a habitable attic above that?

Background: Section R322.1.5 of the 2021 IRC states that the lowest floor is the floor of the lowest enclosed area, including basement, but excluding any unfinished flood-resistant enclosure usable solely for vehicle parking, building access, or limited storage.

Answer: If the 1st level is truly an unfinished flood-resistant enclosure usable solely for vehicle parking, building access, or limited storage, then, as per Section R322.1.5 of the 2021 IRC, that level does not count as a story. Therefore, Section R300 may still be used to design this residence. Remember that when the design is VB construction without a sprinkler system, the height limitation of 35 feet of Section R300 still applies. However, if a greater height is desired, 40 feet is allowable by using VA construction (Section R300.3), or 55 feet can be obtained by using VB construction in conjunction with a sprinkler system (Section R300.1). Please note: the building height is measured from the average grade plane (not the design flood elevation) to the average height of the highest roof surface (excluding dormers) per the definition of "building height."

Source: Adam Matthews
Code Assistance Unit
(609) 984-7609

What's Old is New Again – Info Notes

On December 4, 2023, the electrical subcode was updated to reflect the national application of Information Notes within the National Electrical Code (NEC). In short, N.J.A.C. 5:23-3.16(a)2i was modified to be consistent with the intent of the text at Article 90.5(C), Explanatory Material, and state that Notes are for informational use only and are not enforceable as requirements of the NEC.

As you may recall, Informational Notes used to be called Fine Print Notes, which clearly the NFPA got the upper hand on Elon Musk as they changed their name way back when to something much cooler than X, formally and still known as Twitter to everyone but Elon. These notes often reference other standards. Over time, as new editions of the model codes have been published and adopted, the language within informational notes has been included in the requirements of the applicable model code. An example of this would be the inclusion of the applicable portion of NFPA 20, which was an informational note but is now included within Article 695 (fire pumps) of the NEC. The origin of the need to acknowledge informational notes dates back to 1992, when Formal Technical Opinion 6 listed a series of Notes considered adopted by reference and thus the enforceable requirements of the UCC. However, due to new editions and the additional requirements of the model codes, it is therefore, not necessary to include the standards within the bulletins. With that said, UCC Bulletin 19-3 is now withdrawn.

As such, Informational Notes should now be treated as background or guidance to the topic of the related article text and not as citable references for code violations.

Source: Rob Austin & Scott Borsos
Code Assistance Unit
(609) 984-7609

Elevator Hoistway Venting

Hoistway venting for elevators has been an issue recently due to changes to the International Building Code (IBC). Venting of the hoistway has become increasingly involved as elevator technology has advanced. In the past, elevators would have a remote machine room that contained the components that would drive the device, whether by traction or hydraulic means. Venting was a requirement in these remote machine rooms, but the IBC did not require hoistway venting if it was under a rise of four floors. In the design of current buildings, these remote machine rooms take up space, so elevator technology has advanced to eliminate this issue.

This brings us to the concept of the MRL (Machine room-less) elevator, which are designed to save space by eliminating the remote machine room. All components, regardless of the type of car, traction or hydraulic, are located within the elevator hoistway. A traction elevator has the driving machine located at the top of the hoistway and the controller located within the hoistway wall at the top landing. A hydraulic elevator has the tank, pump, motor, and valve located in the elevator pit with the controller located within the bottom floor hoistway wall. The IBC was updated to reflect this technology. The New Jersey IBC, Section 3005.2, addressed these new elevators and recognized the manufacturers' specs for ambient air temperature control.

Section 3005.2 states:

3005.2 Venting. Elevator machine rooms, machinery spaces that contain the driving machine, and control rooms or spaces that contain the operation or motion controller for elevator operation shall be provided with an independent ventilation or air-conditioning system to protect against the overheating of the electrical equipment. The system shall be capable of maintaining temperatures within the range established for the elevator equipment.

The key language in this paragraph is machinery spaces and independent ventilation. All components of an MRL elevator are located within the hoistway, thus making the hoistway a machinery space. Typically, a split air-conditioning unit is installed in the overhead of the hoistway, or a vent-fan with temperature control thermostat is installed in the overhead of the hoistway. These methods meet the requirements of the code and manufacturers' specifications.

Source: Dan Tober
Elevator Safety Unit
(609) 984-7833

Multifamily Dwellings and Elevators for Accessibility: Update

(Update/reprint from Summer 2022)

This article addresses when an elevator is required in a typical condominium or apartment building pursuant to Chapter 11, Accessibility, of the 2021 International Building Code, as amended at N.J.A.C. 5:23-3.14. We have provided this information multiple times, but since we're still getting many questions on the topic, we're revisiting it again.

So, for starters, are there four or more dwelling units in the residential building?

Yes? Great, then the text of the code will apply. Let's look at this through the lens of a typical apartment building via Section 1108.6, Group R.

Start with Section 1108.6.2.2 and, more specifically, Subsection 1108.6.2.2.1.

Note that this subsection does not reference Table 1108.6.1.1 and instead states that a building containing four or more apartments will be as such:

- Dwelling units at ground level: All units at ground level must be Type A and no elevator is required.

OR

- No dwelling units at ground level: An elevator would now be required to provide access to at least the first level of residential units, and all units on that level would be Type A units.

(Continued on next page)

(Multifamily Dwellings and Elevators for Accessibility: Update)

To add a visual element, here are some examples:

Unit #1	Unit #2	Unit #3
---------	---------	---------

or

Unit #3
Unit #2
Unit #1

3 or fewer dwelling units
Section 1108.6.2.2
does not apply

Unit #1	Unit #2	Unit #3	Unit #4
---------	---------	---------	---------

or

D/U #4
D/U #3
D/U #2
D/U #1

4 or more dwelling units
* Grade level; all Type A

Unit #1	Unit #2	Unit #3	Unit #4
Hair Did Salon		Central Perk Coffee	

4 or more dwelling units
* No units at grade level
* Elevator required to at least first level of units
* Type A for units served by elevator

Unit #2	Unit #3	Unit #4	Unit #5
Hair Did Salon	Central Perk Coffee		Unit #1

4 or more dwelling units
* One unit at grade level, Type A
* Units on second story, N/A
(Unless elevator is chosen to be installed)

Unit #2	Unit #3	Unit #4	Unit #1
Hair Did Salon	Central Perk Coffee		

4 or more dwelling units
* Multi-level at grade level, Type A features on first level¹
* Units on second story, N/A
(Unless elevator is chosen to be installed)

¹ – Type A features per Section 1108.7.1, Multistory units

It should also be noted, once an elevator is provided, all the floors it serves within the building must be comprised of Type A dwelling units.

Source: Rob Austin
Code Assistance/Development Unit
(609) 984-7609

Temporary LPG Installations - Permits and Inspections Update

(Update/reprint from Summer/Fall 2003)

The New Jersey Department of Community Affairs (NJCA) LP-Gas Safety Unit is readdressing known issues regarding temporary LPG system installations. Temporary installations are installations that are in place for 180 days or less. A “Plumbing Technical Section Application” is required to install a vapor delivery system utilizing containers with an aggregate water capacity of 2,000 gallons or less, and a plumbing inspection by the local plumbing inspector is also required. A DCA licensed LPG marketer is considered an “exempt applicant” for a permit if they perform an installation; however, all other persons applying require the proper credentials to perform any LPG work. To request license verification, submit inquiries to the unit’s email at LPGas@dca.nj.gov.

(Continued on next page)

(Temporary LPG Installations - Permits and Inspections Update)

A "Notice of LPG Installation" form must be submitted to the NJDCA LP-Gas Safety Unit for a temporary LP-Gas system with an aggregate water capacity of 250 gallons or more. As a prerequisite, the Technical Assistant should ask the permit applicant if a notice has been submitted to NJDCA prior to permit issuance. If the Notice was submitted, the applicant will have been issued a system ID number from NJDCA. If a Notice was not submitted, please submit an inquiry to the unit's email at LPGas@dca.nj.gov so we may address.

LP-Gas systems utilizing containers with an aggregate water capacity over 2,000 gallons and all liquid withdrawal systems are subject to plan review and inspection by NJDCA. All LP-Gas vapor delivery installations of 2,000 gallons or less aggregate water capacity require a plumbing permit and inspections performed by the local municipal inspectors. Note: this is not the total gallonage of propane per site. Tank and piping arrangements that are not interconnected/manifolded are regarded as separate systems and, therefore, may not trigger the requirement for NJDCA permits or inspections.

The following are some items that must be inspected for a temporary LP-Gas installation:

1. The location and vehicular protection of the tank(s) outside the building.
2. The proper label for the tank(s) to include "NO SMOKING-FLAMMABLE PROPANE GAS".
3. The proper supports under the tank(s).
4. The proper shutoff valves and piping materials.
5. The proper protection and support of gas piping from the tank(s) to the supplied equipment or appliance.
6. The proper LP-Gas pressure regulators, i.e., first stage, second stage, integral dual-stage, line pressure regulator.
7. The proper installation and venting of all LP-Gas system regulators.
8. The labeled equipment or appliance for the intended use.
9. The rain cap over the pressure relief valve and dome cover on top of the tank to protect regulators and tank appurtenances.
10. The LP-Gas supplier's name and emergency telephone number on the propane tank.

Temporary heating is considered emergency/critical use and should be treated as such when expediting permits and inspections consistent with N.J.A.C. 5:23-2.14(b)3. Also, in accordance with N.J.A.C. 5:18-1.3(e), only qualified personnel may perform installation or service to LP-Gas systems and appliances they fuel. Temporary heating appliance rental companies may only engage in installation and/or service work if they are properly credentialed or maintain credentialed staff, i.e., licensed master plumber, licensed HVACR contractor, or a DCA issued propane service certificate. If a person does not hold any listed credentials, they are disqualified from engaging in any work as prescribed in N.J.A.C. 5:18-1.3(e).

N.J.A.C. 5:18-1.3 Compliance

(e) Any person performing installation, maintenance, repair, removal, adjustment or other services to propane containers or appliances, including, but not limited to, ranges, water heaters, heaters, furnaces, and other propane fueled systems for residential and commercial applications, shall obtain a Propane Service Certification issued by the Department.

The full requirements for these installations are found in the National Fire Protection Association Standard No. 58 – 2017 edition. All piping beyond the point of delivery is subject to the 2021 International Fuel Gas Code. If anyone requires further assistance pertaining to temporary LPG system installation, please contact the NJDCA LP-Gas Safety Unit at (609) 984-4257 or LPGas@dca.nj.gov.

Source: Joseph Imburgia
LP-Gas Safety Unit
(609) 984-4257

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Source: Code Development Unit
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