

[N.J.A.C. 5:23-3.1](#)

This file includes all Regulations adopted and published through the New Jersey Register, Vol. 54 No. 3, February 7, 2022

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§ 5:23-3.1 Title; scope; intent

- (a) This section of the regulations, adopted pursuant to authority of the State Uniform Construction Code Act and entitled "Subcodes," shall be known and may be cited throughout the regulations as "N.J.A.C. 5:23-3," and when referred to in this subchapter may be cited as "this subchapter."
- (b) When used alone, the term "subchapter," "section," and so forth, refers to that portion of the regulations. When used in conjunction with the term "building subcode," "plumbing subcode" or "electrical subcode," and so forth, the term "article" or "section," and so forth, refers to that subcode.
- (c) This subchapter shall control matters relating to:
1. The adoption of subcodes of the Uniform Construction Code.
 2. Modifications to the subcodes adopted.
 3. The organization of enforcement responsibilities.
 4. The use of standards of accepted practice.
 5. Approvals and interrelations.
 6. The division of plan review responsibilities and State reserved activities; and
 7. Procedures for adoption of future subcode amendments.
- (d) This subchapter provides a uniform system of construction standards throughout the State through the adoption of model codes applicable throughout the State. Modifications made to the subcodes are for the purpose of providing a uniform, harmonious system of construction code interface and administration, and to resolve conflicts with preempting Federal and State legislation.
- (e) Provisions concerning underground storage tanks, jointly enforced by the Department of Environmental Protection (DEP), are in [N.J.A.C. 5:23-3.11B](#) and in the DEP's rules at [N.J.A.C. 7:14B](#).

History

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HISTORY:

Amended by R.1990 d.562, effective November 19, 1990.

See: 22 New Jersey Register 2629(c), 22 New Jersey Register 3482(d).

Added reference to [N.J.A.C. 7:14B](#).

Annotations

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§ 5:23-3.2 Matters covered; exceptions

- (a) Except as is otherwise provided in (b), (c) and (d) below, the provisions of this subchapter shall apply uniformly throughout the State. Any standards other than those provided herein are void and of no effect.
- (b) Rules concerning exceptions in health care facilities are as follows:
1. Construction or rehabilitation of health care facilities shall be in accordance with this code and with the "Guidelines for Design and Construction of Health Care Facilities" (Facilities Guidelines Institute), current edition. All health care facilities shall comply with National Fire Protection Association (NFPA) 101, the Life Safety Code, as referenced in the rules promulgated by the Centers for Medicare and Medicaid Services. In the event of any conflict, the more restrictive code provision shall govern.
 2. The Department of Health may adopt licensing standards for the physical plant and environment of health care facilities that supplement this code and the "Guidelines for Design and Construction of Health Care Facilities," although these standards may not be in conflict with these codes.
 3. The publication "Guidelines for Design and Construction of Health Care Facilities" is available from the American Society for Healthcare Engineering (ASHE) of the American Hospital Association, 155 Wacker Dr., Chicago, IL 60606 and can be ordered through the Facilities Guidelines Institute at www.fgiguideines.org.
- (c) Individual on-site water supply and sewage disposal systems shall be in accordance with [N.J.S.A. 58:11-23](#) et seq., and [N.J.A.C. 7:10-3.1](#) et seq. and N.J.A.C. 7:9-2.1 et seq.
- (d) Rules concerning commercial farm buildings are as follows:
1. A commercial farm building means any building located on a commercial farm which produces not less than \$ 2,500 worth of agricultural or horticultural products annually which building's main use or intended use is related to the production of agricultural or horticultural products produced on that farm.
 2. Buildings constructed in accordance with the provisions of this section and meeting the requirements of (d)1 above shall be classified as commercial farm buildings. For those provisions not covered by this section, commercial farm buildings shall comply with the construction code provisions

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applicable to Group S-2. Commercial farm buildings shall include, but not be limited to, the following: stall barns, milking parlors, poultry houses, horse arenas, packing houses for agricultural or horticultural commodities, farrowing houses, greenhouses, and buildings used for the storage of agricultural or horticultural products, farm machinery and farm equipment, or farm materials and supplies that are produced or used on the farm.

3. Pre-engineered grain bins, manure handling equipment and impoundments used on a farm for the storage of agricultural commodities or by-products which are produced by or used on the farm shall not require a construction permit. However, all on-site construction work such as foundations and plumbing and electrical connections shall be subject to all requirements and inspections of any applicable subcode(s).

4. A temporary greenhouse, also called a "hoophouse" or "polyhouse," used exclusively for the production and storage of live plants, shall be exempt from the permit requirements of the Uniform Construction Code if it meets all the criteria of (d)4i through iii below:

- i. There is no permanent anchoring system or foundation;
- ii. There is no storage, temporary or otherwise, of solvents, fertilizers, gases, or other chemical or flammable materials;
- iii. The structure is no wider than 31 feet and there is an unobstructed path of no greater length than 150 feet from any point to a door or fully accessible wall area, the covering of which is a material no greater than six mils (152.4 micrometers) in thickness that yields approximately four pounds of maximum impact resistance to provide egress through the wall; and
- iv. If a temporary greenhouse contains any device subject to the electrical subcode or any mechanical equipment subject to the mechanical subcode, a permit shall be required for the device, system or fixture only. If the temporary greenhouse is connected to a potable water system, a permit shall be required for the backflow prevention devices only.

5. A three-sided turn-out shed used to shelter livestock shall be exempt from the permit requirements of the Uniform Construction Code provided there is no permanent foundation or floor and provided the structure is 250 square feet or less in area and 14 feet or less in height and has no utility (water, gas, oil, sewer or electric) connections.

- i. The structure shall be of sufficient weight to remain in place or shall be anchored to the ground. Concrete shall not be required for anchoring.

6. Garden-type utility sheds and similar structures shall be exempt from the permit requirements of the Uniform Construction Code provided the structure is 200 square feet or less in area, 10 feet or less in height, has no utility (water, gas, oil, sewer or electric) connections and the shed is dimensionally stable without the foundation system. A shed shall be considered dimensionally stable if it is provided with a floor system that is tied to the walls of the structure such that it reacts to loads as a unit.

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- i. The structure shall be of sufficient weight to remain in place or shall be anchored to the ground. Concrete shall not be required for anchoring.
7. The type and amount of materials or supplies stored in a commercial farm building, including hay, straw, and livestock bedding materials, shall not be subject to limitation. However, other hazardous materials within spaces of commercial farm buildings occupied by more than 10 persons shall not exceed the allowable exempt amounts shown in Tables 307.1(1) and 307.1(2) of the building subcode unless separated from the occupied area by appropriate fire resistance rated construction as prescribed in the building subcode.
8. A commercial farm building may be used as a place of public assembly for not more than 15 days in a calendar year. For the purposes of enforcing this requirement, a public assembly shall be a gathering of 50 or more people. A permit shall be obtained from the local fire official pursuant to the Uniform Fire Safety Act, [N.J.S.A. 52:27D-192](#) et seq., and the fee for issuing the permit shall not exceed \$ 75.00 per event.
 - i. A commercial farm building that is used as a place of public assembly for not more than 15 days in a calendar year and that is provided with electricity shall comply with section 1006 of the building subcode.
 - ii. The use of a commercial farm building as a "special amusement building," as defined in the building subcode, shall be permitted only if a permit specific to special amusement buildings is issued by the local fire official pursuant to the Uniform Fire Safety Act, [N.J.S.A. 52:27D-192](#) et seq. or if the building or portion thereof complies with [N.J.A.C. 5:23-6.31\(a\)5vii](#).
9. Buildings containing any of the following uses are not included in the definition of a commercial farm building:
 - i. Residential structures;
 - ii. High hazard facilities, such as grain elevators or grain storage silos used to store products which are neither used nor produced on the farm itself;
 - iii. Processing facilities that include specialized machinery to perform functions other than the washing, cleaning, hydrocooling, vacuum cooling, grading, sizing and packing of agricultural or horticultural products, unless the exempted functions are only the first step in a sequence of processing to be performed on the farm;
 - iv. Mercantile structures, such as farm retail markets or nursery greenhouse retail sales areas;
 - v. Offices with either 11 or more occupants, or floor area of greater than 1,200 square feet; and
 - vi. Buildings that contain any use not included in the definition of commercial farm building, except incidental offices as provided in (d)12vii below.

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- 10.** A commercial farm building may include a use that does not meet the definition of a "commercial farm building," provided that the space that does not meet the commercial farm building definition is separate from the remainder of the building with the required fire separation assemblies and meets all applicable requirements of the building subcode.
- 11.** Construction type, height, and allowable area requirements for commercial farm buildings and structures shall be as specified in the building subcode and shall not exceed the area or height limitations of Tables 504.3 and 506.2 for the type of construction used, except as follows:
- i. The height and area of a one-story commercial farm building of any type of construction shall not be limited if the building has a fire separation distance of 50 feet. In that case, a sprinkler system shall not be required.
 - ii. The height and area of a two-story commercial farm building of any type of construction shall not be limited if the building is provided with an approved automatic fire suppression system throughout, conforming to the Uniform Construction Code and has a fire separation distance of 50 feet.
 - iii. Two or more commercial farm buildings excepted under (d)11i and ii above may be constructed on the same lot, or on an owner's contiguous lots without meeting the fire separation distance of 50 feet. However, the fire separation distance specified in Table 602 of the building subcode must be maintained between a commercial farm building and any building not eligible for the commercial farm building exemption.
- 12.** Commercial farm buildings exempted under (d)11i above shall meet the following requirements in lieu of those requirements specified in the subsections of Chapter 10, Means of Egress, of the building subcode:
- i. In lieu of the requirements of Section 1017, the maximum distance of travel from any point in the building to an exit shall not exceed 150 feet;
 - ii. In lieu of the requirements of Sections 1006 and 1007, one exit is required for each 15,000 square feet of floor area and fraction thereof;
 - iii. In lieu of the requirements of Section 1013, exit signs must be posted. Exit signs are not required to be illuminated;
 - iv. The provisions of Section 1008 shall apply in commercial farm buildings where the owner has determined to provide electricity. Where electricity is provided, any electric light provided in the commercial farm building shall be deemed to meet the means of egress lighting requirements and a back up power source shall not be required unless the commercial farm building will be used as a place of public assembly in accordance with (d)8 above.
 - v. In lieu of the requirements of Section 1004, occupancy is limited to 30 people;
 - vi. Fire extinguishers and "no smoking" signs shall be provided;

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vii. Offices with 10 or fewer occupants and a floor area not in excess of 1,200 square feet shall be considered incidental to the structure, if direct exit to the exterior is provided.

13. Site plans signed and sealed by a registered architect or a licensed engineer, pursuant to [N.J.A.C. 5:23-2.15\(f\)](#)ix, shall not be required, provided that a sketch plan of the site is submitted to the construction official.

14. A commercial farm building shall meet the fixture requirements of the plumbing subcode, except as follows:

i. A building within 500 feet of a structure with a restroom facility available for use shall not be required to have plumbing fixtures; or

ii. A building operated on a seasonal basis, in use for no longer than six months within a 12-month period, may be served by a portable restroom.

History

HISTORY:

Amended by R.1981 d.132, effective May 7, 1981.

See: 13 N.J.R. 121(a), 13 N.J.R. 258(d).

Amended by R.1986 d.448, effective November 3, 1986.

See: 18 N.J.R. 757(a), 18 N.J.R. 2194(a).

Deleted (b)1 and 4; recodified (b)2 and 3 to (b)1 and 2.

Amended by R.1987 d.374, effective September 21, 1987.

See: 19 N.J.R. 1024(a), 19 N.J.R. 1720(b).

(b)1: model subcode revisions.

Amended by R.1988 d.144, effective April 4, 1988.

See: 19 N.J.R. 1778(a), 20 N.J.R. 783(a).

Changed (b)2 to (c) and (d).

Amended by R.1993 d.662, effective December 20, 1993.

See: 25 N.J.R. 3891(a), 25 N.J.R. 5918(a).

Amended by R.1995 d.603, effective November 20, 1995 (operative March 20, 1996).

See: [27 N.J.R. 2655\(a\)](#), [27 N.J.R. 4699\(a\)](#).

Amended by R.1997 d.269, effective July 7, 1997.

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See: [29 N.J.R. 968\(a\)](#), [29 N.J.R. 2817\(a\)](#).

Inserted (d)5i; in (d)6vi, amended N.J.A.C. reference; in (d)8, inserted reference to construction type and inserted ", except as follows:"; deleted (d)8i; recodified former (d)8i(1) through (3) as (d)8i through iii; inserted new (d)9iv; recodified former (d)9iv through vi as (d)9v through vii; and recodified former (e) as (d)10.

Amended by R.1997 d.417, effective October 6, 1997.

See: [29 N.J.R. 3387\(a\)](#), [29 N.J.R. 4285\(a\)](#).

Substantially amended (b)1.

Amended by R.1999 d.424, effective December 6, 1999.

See: [31 N.J.R. 2428\(a\)](#), [31 N.J.R. 4001\(c\)](#).

In (a)1, substituted a reference to rehabilitation for a reference to alteration, and changed guideline reference.

Administrative correction.

See: [33 N.J.R. 3735\(a\)](#).

Amended by R.2003 d.157, effective April 21, 2003.

See: [34 N.J.R. 4247\(a\)](#), [35 N.J.R. 1663\(b\)](#).

In (d)5, added ii.

Administrative correction.

See: [35 N.J.R. 5062\(a\)](#).

Amended by R.2003 d.425, effective November 3, 2003.

See: [35 N.J.R. 2424\(a\)](#), [35 N.J.R. 5062\(b\)](#).

Rewrote (d).

Amended by R.2004 d.131, effective April 5, 2004.

See: [35 N.J.R. 5336\(a\)](#), [36 N.J.R. 1755\(a\)](#).

In(d)3, inserted the first sentence.

Amended by R.2004 d.423, effective November 15, 2004.

See: [36 N.J.R. 3004\(a\)](#), [36 N.J.R. 5090\(a\)](#).

In (d)5, rewrote ii.

Amended by R.2006 d.157, effective May 1, 2006.

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See: [37 N.J.R. 3108\(a\)](#), [38 N.J.R. 1824\(a\)](#).

In (d)(3), deleted "A temporary greenhouse shall not require a construction permit if it meets the criteria stated in [N.J.A.C. 5:23-3.14](#), the building subcode"; added new (d)(4); recodified (d)(4) through (d)(10) as (d)(5) through (d)(11); in (d)7.iv, substituted "10vii" for "9vii".

Administrative correction.

See: [39 N.J.R. 3509\(a\)](#).

Administrative correction.

See: [39 N.J.R. 4571\(a\)](#).

Amended by R.2009 d.51, effective February 2, 2009.

See: [40 N.J.R. 5325\(a\)](#), [41 N.J.R. 738\(a\)](#).

In the introductory paragraph of (d)4, substituted "(d)4i" for "(d)3i"; in (d)5, substituted "307.1(1) and 307.1(2)" for "307.7(1) and 307.7(2)"; in (d)6i, substituted "1006" for "1003.2.11"; in (d)6ii, updated the N.J.A.C. reference; in (d)9i, substituted "one-story" for "one story"; in (d)9i and (d)9ii, deleted "meets the exterior wall fire resistance rating as specified in section 507.2 of the building subcode," following "if the building"; in (d)9ii, substituted "two-story" for "two story"; in (d)10i, substituted "1016" for "1004.2.4"; in (d)10ii, substituted "1019.1 and 1019.2" for "1005.2.1 and 1005.2.2"; in (d)10iii, substituted "1011" for "1003.2.10"; in (d)10iv, substituted "1006" for "1003.2.11" and "(d)6" for "(d)5"; and in (d)10v, substituted "1004" for "1003.2".

Amended by R.2009 d.126, effective April 20, 2009.

See: [41 N.J.R. 16\(a\)](#), [41 N.J.R. 1725\(a\)](#).

Added new (d)5 and (d)6; recodified former (d)5 through (d)11 as (d)7 through (d)13; in (d)9vi, substituted "(d)12vii" for "(d)10vii"; in (d)11iii, substituted "(d)11i and ii" for "(d)9i and ii"; in the introductory paragraph of (d)12, substituted "(d)11i" for "(d)9i"; and in (d)12iv, substituted "(d)7" for "(d)5".

Amended by R.2010 d.291, effective December 20, 2010.

See: [42 N.J.R. 1943\(a\)](#), [42 N.J.R. 3053\(a\)](#).

In (d)12ii, substituted "1021.1 and 1021.2" for "1019.1 and 1019.2".

Amended by R.2011 d.270, effective November 7, 2011.

See: [43 N.J.R. 1297\(a\)](#), [43 N.J.R. 2999\(a\)](#).

In (b)1 and (b)2, substituted "Design and Construction of Health Care" for "Construction and Equipment of Hospital and Medical"; in (b)1, substituted "Facilities Guidelines Institute" for "American Institute of Architects

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Committee on Architecture for Health" and deleted "1996-1997 edition or" preceding "current"; in (b)2, inserted "and Senior Services"; and rewrote (b)3.

Amended by R.2015 d.078, effective May 18, 2015.

See: [46 N.J.R. 1768\(a\)](#), [47 N.J.R. 990\(a\)](#).

In the introductory paragraph of (d)4, substituted "iii" for "iv"; deleted former (d)4iv; and recodified (d)4v as (d)4iv.

Amended by R.2018 d.021, effective January 16, 2018.

See: [49 N.J.R. 306\(a\)](#), [50 N.J.R. 303\(a\)](#).

In (d)12i, substituted "1017" for "1016"; in (d)12ii, substituted "1006" for "1021.1" and "1007" for "1021.2"; in (d)12iii, substituted "1013" for "1011"; and in (d)12iv, substituted "1008" for "1003.2.11" and "(d)8" for "(d)7".

Amended by R.2018 d.153, effective August 20, 2018.

See: [49 N.J.R. 2332\(a\)](#), [50 N.J.R. 1888\(a\)](#).

In (b)1, inserted the second sentence; in (b)2, deleted "and Senior Services" following the first occurrence of "Health"; in (d)12vi, substituted "Fire" for "Lightning protection of the type required for the structure by NFPA 780, fire"; and added (d)14.

Amended by R.2021 d.015, effective February 16, 2021.

See: [52 N.J.R. 561\(a\)](#), [53 N.J.R. 245\(a\)](#).

In the introductory paragraph of (d)11, inserted a comma following "height" and substituted "Tables 504.3 and 506.2" for "Table 503".

Annotations

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§ 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.

History

HISTORY:

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Amended by R.1998 d.28, effective January 5, 1998.

See: [29 New Jersey Register 3603\(a\)](#), [30 New Jersey Register 129\(a\)](#).

Amended by R.1999 d.424, effective December 6, 1999.

See: [31 New Jersey Register 2428\(a\)](#), [31 New Jersey Register 4001\(c\)](#).

In (a), deleted a reference to other State agencies in the introductory paragraph, and substituted a reference to ordinary maintenance for a reference to ordinary repairs in 1.

Annotations

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§ 5:23-3.4 Responsibilities

(a) The enforcement responsibilities of the adopted subcodes are as follows:

1. Building Subcode:

Ch apt er	Section/Title	Responsibility	Inspection
		Plan Review	
Ch. 3	Use and Occupancy Classification	Building/Fire	Building
Ch. 4	Special Detailed Requirements Based on Use and Occupancy		
	401.1-402.4	Building/Fire	Building
	402.5	Fire	Fire
	402.6.1	Building/Fire	Building
	402.6.2 #1	Building/Fire	Building
	402.6.2 #2	Fire	Fire
	402.6.2 #3-#4	Building	Building
	402.6.3	Building	Building

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Chapter	Section/Title	Responsibility	Inspection
		Plan Review	
	402.6.4	Building/Fire	Building
	402.7.1-402.7.2	Fire	Fire
	402.7.3	Fire/Electrical	Electrical
	402.7.4	Fire/Electrical	Fire
	402.7.5	Building/Fire	Fire
	402.8	Building/Fire	Building
	403.1-403.2.1.2	Building/Fire	Building
	403.2.2-403.2.4	Building	Building
	403.3	Fire	Fire
	403.4.1-403.4.7	Fire	Fire
	403.4.8	Electrical/Fire	Fire
	403.4.8.1	Building/Fire	Building (except system supervision location, which is Fire)
	403.4.8.2	Building/Fire	Building
	403.4.8.3-403.4.8.4	Electrical/Fire	Electrical
	403.5-403.5.2	Building/Fire	Building
	403.5.3	Building/Fire	Fire
	403.5.4-403.5.6	Building/Fire	Building
	403.6	Building/Elevator/Fire	Elevator
	403.6.1-403.6.2	Building/Elevator/Fire	Elevator
	404.1-404.2	Building/Fire	Building
	404.3-404.5	Fire	Fire

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Chapter	Section/Title	Responsibility	Inspection
		Plan Review	
	404.6	Building/Fire	Building
	404.7	Fire/Electrical	Electrical
	404.8-404.10	Building/Fire	Building
	405.1-405.2	Building/Fire	Building
	405.3	Fire	Fire
	405.4	Building/Fire	Building
	405.5-405.6	Fire	Fire
	405.7	Building/Fire	Building
	405.8	Electrical	Electrical
	405.9	Fire	Fire
	406.1-406.2.8	Building/Fire	Building
	406.2.9	Fire	Fire
	406.3-406.3.5	Building/Fire	Building
	406.4-406.4.3	Building	Building
	406.5.1	Building/Fire	Building
	406.5.2	Building	Building
	406.5.3-406.5.7	Building/Fire	Building
	406.5.8	Fire	Fire
	406.5.9	Building/Fire	Building
	406.5.10	Building	Building
	406.5.11-406.6.1	Building/Fire	Building
	406.6.2	Building	Building
	406.6.3-406.7	Fire	Fire
	406.7.1	Electrical	Electrical

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Chapter	Section/Title	Responsibility	Inspection
		Plan Review	
	406.7.2-406.8	Building/Fire	Building
	406.8.1	Building	Building
	406.8.2-406.8.3	Fire	Fire
	407.1-407.2.5	Building/Fire	Building
	407.2.6	Fire	Fire
	407.3-407.4.4.5#1 and #2	Building/Fire	Building
	407.4.4.5#3	Building/Fire	Fire
	407.4.4.5.1-407.6	Building/Fire	Building
	407.7-407.9	Fire	Fire
	407.10	Building/Fire	Building
	407.11	Electrical	Electrical
	408.1-408.8.4	Building/Fire	Building
	408.9-408.11	Fire	Fire
	409-410.5.3.5	Building/Fire	Building
	410.6-410.7	Fire	Fire
	411.1	Building/Fire	Building
	411.2-411.5	Fire	Fire
	411.6-412.2.2.3.2	Building/Fire	Building
	412.2.3-412.2.4	Fire	Fire
	412.2.4.1	Building/Fire	Building
	412.2.5	Building/Electrical	Building
	412.2.6	Building	Building
	412.3-412.3.5	Building/Fire	Building

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Chapter	Section/Title	Responsibility	Inspection
		Plan Review	
	412.3.6-412.3.6.1	Fire	Fire
	412.3.6.2-412.4.2	Building/Fire	Building
	412.4.3	Fire	Fire
	412.4.4	As appropriate	As appropriate
	412.4.5-412.5.5	Building/Fire	Building
	412.5.6	Fire	Fire
	412.5.7	Building/Fire	Building
	412.5.8	Electrical	Electrical
	412.6-412.7.3	Building/Fire	Building
	412.7.4	Building/Fire	Fire
	412.7.5	Fire	Fire
	413.1	Fire	Fire
	413.2	Building/Fire	Building
	414.1-414.2	Building/Fire	Fire
	414.2.1	Building/Fire	Building
	414.2.2-414.2.3	Building/Fire	Fire
	414.2.4	Building/Fire	Building
	414.2.5-414.5.1	Building/Fire	Fire
	414.5.2	Electrical	Electrical
	414.5.3	Building/Fire	Fire
	414.6	Building/Fire	Building
	415.1-415.2	Building/Fire	Building
	415.3-415.5	Fire	Fire

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Chapter	Section/Title	Responsibility	Inspection
		Plan Review	
	415.6-415.8.1	Building/Fire	Building
	415.8.2	Fire	Fire
	415.8.3-415.8.5	Building/Fire	Building
	415.9.1	Building/Fire	Fire
	415.9.1.1-415.9.1.2	Building/Fire	Building
	415.9.1.3-415.9.1.6	Fire	Fire
	415.9.1.7	Building/Fire	Building
	415.9.1.8-415.9.2	Fire	Fire
	415.9.3-415.10.1	Building/Fire	Fire
	415.10.2-415.10.4	Building/Fire	Building
	415.11.1-415.11.1.1.2	Building/Fire	Fire
	415.11.1.2-415.11.1.7	Building/Fire	Building
	415.11.1.8	Electrical/Fire	Electrical
	415.11.1.8.1-415.11.3.4	Building/Fire	Building
	415.11.3.5-415.11.4	Fire	Fire
	415.11.5-415.11.5.4	Building/Fire	Building/Fire
	415.11.5.5	Fire	Fire
	415.11.5.6-415.11.5.8	Building/Fire	Building
	415.11.5.9	Fire	Fire
	415.11.6-415.11.6.2	Building/Fire	Building
	415.11.6.3	Building/Fire	Fire
	415.11.6.4	Building/Fire	Building
	415.11.6.5-415.11.9.3	Fire	Fire
	415.11.10-415.11.10.2	Electrical/Fire	Electrical

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Chapter	Section/Title	Responsibility	Inspection
		Plan Review	
	415.11.11-415.11.11.3	Fire	Fire
	416.1-416.3.1	Building/Fire	Building
	416.4-416.5	Fire	Fire
	417.1-417.3	Building	Building
	417.4	Fire	Fire
	418-419.4	Building/Fire	Building
	419.5	Fire	Fire
	419.6-419.8	Building	Building
	419.9	Plumbing	Plumbing
	420.1-420.3	Building/Fire	Building
	420.4-420.5	Fire	Fire
	420.6-421.4	Building/Fire	Building
	421.5-421.6	Fire	Fire
	421.7	Fire/Electrical	Electrical
	422.1-422.3.3	Building/Fire	Building
	422.4-422.5	Fire	Fire
	422.6	Electrical	Electrical
	424.1-424.2	Building/Fire	Building
	424.3	Fire	Fire
	424.4-424.5	Building/Fire	Building
	425.1	As applicable	As applicable
	426.1	Fire	Fire
	426.1.1-426.1.3	Building/Fire	Building
	426.1.4	Fire	Fire

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Chapter	Section/Title	Responsibility	Inspection
		Plan Review	
	426.1.5-426.1.7	Building/Fire	Building
	427.1-427.2.2	Building/Fire	Building
	427.2.3	Building/Fire	Fire
	428.1-428.3.5	Building/Fire	Building
	428.3.6	Electrical/Fire	Electrical
	428.3.7-428.3.8	Building/Fire	Building
	428.3.9-428.4	Building/Fire	Fire
Ch. 5	General Building	Building/Fire	Building
	Heights and Areas		
Ch. 6	Types of Construction	Building/Fire	Building
Ch. 7	Fire and Smoke	Building/Fire	Building
	Protection Systems		(Except penetrations in existing membranes for electrical outlets or devices pursuant to Section 714.4.2 which shall be Electrical)
Ch. 8	Interior Finishes	Building/Fire	Building
Ch. 9	Fire Protection		
	Systems		

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Chapter	Section/Title	Responsibility	Inspection
		Plan Review	
	901.1-903.3.1.2.3#3.1	Fire	Fire
	903.3.1.2.3#3.2-#3.4	Building/Fire	Building
	903.3.1.2.3#4-#4.2	Fire	Fire
	903.3.1.2.3#4.3-#4.5	Building/Fire	Building
	903.3.1.3-904.3	Fire	Fire
	904.3.1	Electrical	Electrical
	904.3.2-907.2.10.5	Electrical/Fire	Fire
	907.2.10.6	Electrical/Fire	Electrical
	907.2.10.7-907.3.2	Fire	Fire
	907.3.3	Elevator/Fire	Fire
	907.3.4	Electrical/Fire	Electrical
	907.4-907.6	Fire	Fire
	907.6.1-907.6.2	Electrical/Fire	Electrical
	907.6.3-909.10.5	Fire	Fire
	909.11	Electrical/Fire	Electrical
	909.11.1	Fire/Building	Building
	909.11.2	Electrical/Fire	Electrical
	909.12-909.12.1	Fire	Fire
	909.12.2	Electrical/Fire	Electrical
	909.12.3-909.19	Fire	Fire
	909.20-909.20.6.1	Building/Fire	Building
	909.20.6.2	Electrical/Fire	Electrical
	909.20.6.3- 910.4.5	Fire	Fire
	910.4.6	Electrical/Fire	Electrical

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Chapter	Section/Title	Responsibility	Inspection
		Plan Review	
	910.4.7-911.1.1	Fire	Fire
	911.1.2	Building/Fire	Building
	911.1.3-913.2	Fire	Fire
	913.2.1	Building/Fire	Building
	913.3-915.4	Fire	Fire
	915.4.1	Electrical/Fire	Electrical
	915.4.2-916.3	Fire	Fire
	916.4-916.5	Electrical/Fire	Electrical
	916.6-918	Fire	Fire
Ch. 10	Means of Egress		
	1001-1007	Building/Fire	Building
	1008	Building/Electrical/Fire	Electrical for wiring and function/Building for placement
	1009-1012	Building/Fire	Building
	1013	Electrical/Fire	Electrical for wiring and function/Fire for placement
	1014-1030	Building/Fire	Building
Ch. 11	Accessibility, except that 1109.13, which deals with controls, shall be the responsibility of the	Building	Building

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Chapter	Section/Title	Responsibility	Inspection
		Plan Review	
	person responsible for the control in the general sections of the code		
A11 7.1	301.1-308.3.2	Building	Building
	309	As applicable	As applicable
	401.1-406.14	Building	Building
	407-410	Elevator	Elevator
	501.1-506.1	Building	Building
	602.1-602.2	Building/Plumbing	Building
	602.3-602.6	Building/Plumbing	Plumbing
	603.1-603.6	Building	Building
	604.1	Building/Plumbing	Building
	604.2	Building/Plumbing	Plumbing
	604.3	Building/Plumbing	Building
	604.4	Building/Plumbing	Plumbing
	604.5	Building/Plumbing	Building
	604.6	Building/Plumbing	Plumbing

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Chapter	Section/Title	Responsibility	Inspection
		Plan Review	
	604.7-604.11.1	Building/Plumbing	Building
	604.11.2	Building/Plumbing	Plumbing
	604.11.3	Building/Plumbing	Building
	604.11.4	Building/Plumbing	Plumbing
	604.11.5	Building/Plumbing	Building
	604.11.6	Building/Plumbing	Plumbing
	604.11.7-605.1	Building/Plumbing	Building
	605.2	Building/Plumbing	Plumbing
	605.3	Building/Plumbing	Building
	605.4	Building/Plumbing	Plumbing
	606.1-606.2	Building/Plumbing	Building for clear floor space/Plumbing for fixture mounting heights
	606.3-606.6	Building/Plumbing	Plumbing
	607.1-607.4.2.3	Building/Plumbing	Building
	607.5-607.6	Building/Plumbing	Plumbing

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Chapter	Section/Title	Responsibility	Inspection
		Plan Review	
		bing	
	607.7	Building/Plumbing	Building
	607.8	Building/Plumbing	Plumbing
	608.1-608.2	Building/Plumbing	Building for clear floor space/Plumbing for fixture mounting heights
	608.2.1.1	Building/Plumbing	Plumbing
	608.2.1.2-608.2.2	Building/Plumbing	Building
	608.2.2.1	Building/Plumbing	Plumbing
	608.2.2.2-608.2.3	Building/Plumbing	Building
	608.2.3.1	Building/Plumbing	Plumbing
	608.2.3.2-608.3.3	Building/Plumbing	Building
	608.4-608.5	Building/Plumbing	Plumbing
	608.6-608.7	Building/Plumbing	Building
	608.8	Building/Plumbing	Plumbing
	609-701.1	Building	Building
	702.1	Electrical/Fire	Electrical

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Chapter	Section/Title	Responsibility	Inspection
		Plan Review	
	703.1-1002.6	Building	Building
	1002.7-1002.9	As applicable	As applicable
	1002.10	Building	Building
	1002.11	As applicable	As applicable
	1002.12-1003.6	Building	Building
	1003.9	As applicable	As applicable
	1003.10	Building	Building
	1003.11-1003.11.2.1	Building/Plumbing	Building
	1003.11.2.2	As applicable	As applicable
	1003.11.2.3-1003.11.2.4	Building/Plumbing	Building
	1003.11.2.4.1	Building/Plumbing	Plumbing
	1003.11.2.4.2-1003.11.2.4.4	Building/Plumbing	Building
	1003.11.2.4.5-1003.11.2.4.6	Building/Plumbing	Plumbing
	1003.11.2.5.1-1003.11.2.5.2	As applicable	As applicable
	1003.12-1003.12.3.3	Building	Building
	1003.12.4-1004.12.4.2	Building/Plumbing	Building
	1003.12.4.3-1003.12.4.4	Building/Plumbing	Plumbing
	1003.12.5.2-1006.7	Building	Building
Ch.	Interior Environment	Building	Building

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Chapter	Section/Title	Responsibility	Inspection
		Plan Review	
12			
Ch. 14	Exterior Walls	Building	Building
Ch. 15	All of Roof Assemblies and Rooftop Structures, except the provisions of section 1512.1 applicable to firefighter access	Building	Building
	1512.1 (firefighter access only)	Building/Fire	Fire
Ch. 16	Structural Design, except 1612.4	Building	Building
	1612.4	Building, except as applicable based on equipment	Building, except as applicable based on equipment
Ch. 17	Structural Tests and Special Inspections		
	1701.1-1705.17.2	Building	Building
	1705.18	Fire	Fire
	1706.1-1709.7	Building	Building
Ch. 18	Soil and Foundations	Building	Building

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Ch apt er	Section/Title	Responsibility	Inspection
		Plan Review	
Ch. 19	Concrete	Building	Building
Ch. 20	Aluminum	Building	Building
Ch. 21	Masonry		
	2101-2110	Building	Building
	2111-2113	Building/Fire	Building
Ch. 22	Steel	Building	Building
Ch. 23	Wood	Building	Building
Ch. 24	Glass and Glazing	Building	Building
Ch. 25	Gypsum Board and Plaster	Building	Building
Ch. 26	Plastic		
	2601-2602	Building	Building
	2603-2607	Building/Fire	Building
	2608-2611	Building	Building
	2612-2614	Building/Fire	Building
Ch. 27	Electrical		
	2702.1.1	Fire/Electrical	Electrical
	2702.1.2	Building/Fire	Fire

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Chapter	Section/Title	Responsibility	Inspection
		Plan Review	
	2702.1.3-2702.1.6	Electrical	Electrical
	2702.1.7	Building/Electrical	Electrical
	2702.2	As applicable	As applicable
	2702.3	Electrical	Electrical
Ch. 28	Mechanical Systems	Building	Building
Ch. 30	Elevators and Conveying Systems		
	3001.1	Building/Elevator	Elevator
	3001.3	Building for devices not under the scope of the elevator subcode/Elevator for devices under the elevator subcode	Building for devices not under the scope of the elevator subcode/Elevator for devices under the elevator subcode
	3001.4	Building/Elevator	Elevator
	3001.5	Building/Elevator	Elevator

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Chapter	Section/Title	Responsibility	Inspection
		Plan Review	
	3002.1	Building/Elevator/Fire	Building
	3002.2	Building/Elevator/Fire	Elevator
	3002.3	Building/Elevator	Elevator
	3002.4-3002.8	Building/Elevator/Fire	Elevator
	3002.9	Plumbing/Elevator	Plumbing for the piping and discharge from the pit/Elevator for the presence of the drain
	3003.1	Building/Electrical/ Elevator	Elevator
	3003.2	Building/Elevator/Fire	Elevator
	3003.3	Elevator	Elevator
	3004.1	Building/Fire for devices not under the scope of the elevator subcode/Elevator for devices	Building for devices not under the scope of the elevator subcode/Elevator for devices under the elevator subcode

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Chapter	Section/Title	Responsibility	Inspection
		Plan Review	
		under the	
		elevator	
		subcode	
	3004.2	Building/Elevator/Fire	Elevator
	3004.2.1	Building/Elevator/Fire	Building
	3004.2.2	Elevator	Elevator
	3004.3-3004.4	Building/Fire	Building
	3005.1	Building/Elevator/Fire	Building
	3005.2	Building/Elevator	Elevator
	3005.3	Elevator/Fire	Fire
	3005.4	Building/Elevator	Building
	3005.5	Fire/Electrical/Elevator	Elevator
	3005.6	Elevator/Plumbing	Elevator
	3006.1-3006.4	Building/Fire	Building
	3007.1	Elevator/Fire	Elevator
	3007.2	Fire	Fire
	3007.3	Building/Elevator	Building
	3007.4	Elevator/Fire	Elevator
	3007.5-3007.5.1	Building/Fire	Building

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Chapter	Section/Title	Responsibility	Inspection
		Plan Review	
	3007.5.2	Building/Electrical/ Elevator/Fire	Electrical for wiring and function/Elevator for placement
	3007.6-3007.6.4	Building/Fire	Building
	3007.6.5	Elevator/Fire	Elevator
	3007.7	Elevator/Fire	Fire
	3007.8	Electrical	Electrical
	3007.8.1	Building/Electrical	Electrical
	3007.9	Fire	Fire
	3008.1-3008.1.2	Building/Fire	Building
	3008.1.3	Fire	Fire
	3008.1.4	Elevator/Fire	Elevator
	3008.2-3008.2.2	Fire	Fire
	3008.3	Building/Elevator	Building
	3008.4	Elevator/Fire	Elevator
	3008.5-3008.6.5	Building/Fire	Building
	3008.6.6	Fire	Fire
	3008.7	Elevator/Fire	Fire
	3008.8	Electrical	Electrical
	3008.8.1	Building/Electrical	Electrical
	3008.9	Fire	Fire
	3008.10	Building/Fire	Building

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Chapter	Section/Title	Responsibility	Inspection
		Plan Review	
Ch. 31	Special Construction		
	3101-3102.3.1	Building	Building
	3102.4-3102.6.1.1	Building/Fire	Building
	3102.7-3102.8.1.2	Building	Building
	3102.8.2	Building/Electrical	Electrical
	3102.8.3-3103.2	Building	Building
	3103.3-3104.10	Building/Fire	Building
	3105.1- 3108.2	Building	Building
	3109		
	ISPSC, Section 305	Building	Building (Except safety covers pursuant to Section 305.1, which shall be Electrical)
	ISPSC, Section 310 (APSP/ICC 7)	Plumbing	Plumbing
	ISPSC, Section 311.9	Plumbing	Plumbing
	3110	Electrical	Electrical
	3111	Building/Fire	Fire
Ch. 32	Encroachments into the Public-Right-of-Way	Building	Building
Ch. 33	Safeguards during Construction		

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Chapter	Section/Title	Responsibility	Inspection
		Plan Review	
	3301	Building	Building
	3302.1	As applicable	As applicable
	3302.2	Building	Building
	3302.3	Fire	Fire
	3303.1-3303.5	Building	Building
	3303.6	As applicable	As applicable
	3303.7	Fire	Fire
	3304-3308	Building	Building
	3309	Fire	Fire
	3310	Building/Fire	Building
	3311-3313	Fire	Fire
App x H	Signs	Building	Building except for H106
		except for H106	
	H106	Electrical	Electrical

2. Plumbing Subcode:

Chapter	Section/Title	Responsibility	Inspection
		Plan Review	
Ch. h.	Definitions	Plumbing	Plumbing

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Chapter	Section/Title	Responsibility	Inspection
1		Plan Review	
C h. 2	General Regulations	Plumbing	Plumbing
C h. 3	Materials	Plumbing	Plumbing
C h. 4	Joints and Connections	Plumbing	Plumbing
C h. 5	Traps, Cleanouts and Backwater Valves	Plumbing	Plumbing
C h. 6	Liquid Waste Treatment Equipment	Plumbing	Plumbing
C h. 7	Plumbing Fixtures, Fixture Fittings	Plumbing	Plumbing
	and Plumbing Appliances		
C h. 8	Hangers and Supports	Plumbing	Plumbing
C h. 9	Indirect Waste Piping and Special	Plumbing	Plumbing
	Wastes		
C	Water Supply and Distribution	Plumbing	Plumbing

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Chapter	Section/Title	Responsibility	Inspection
10.5	10.5.9	Plan Review ng (except t 10.5.9)	Plumbing (except dedicated fire service supply) Fire (dedicated fire service supply)
11	Sanitary Drainage Systems	Plumbing	Plumbing
12	Vents and Venting	Plumbing	Plumbing
13	Storm Water Drainage	Plumbing	Plumbing
14	Special Requirements for Health Care Facilities	Plumbing	Plumbing

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Chapter	Section/Title	Responsibility	Inspection
Ch. 15	Tests and Maintenance	Plumbing	Plumbing
Ch. 16	Regulations Governing Individual Sewage Disposal Systems for Homes and Other Establishments Where Public Sewage Systems Are Not Available.	Plumbing	Plumbing
Ch. 18	Mobile Home & Travel Trailer Park Plumbing Requirements	Plumbing	Plumbing
Ap. B	Sizing the Building Water Supply and Distribution Piping System	Plumbing	Plumbing
Ap. C	Conversions: Metric to U.S. Customary Units	Plumbing	Plumbing
Ap. D	Determining the Minimum Number of Required Plumbing Fixtures	Plumbing	Plumbing
Ap. E	Special Design Plumbing Systems	Plumbing	Plumbing

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Chapter	Section/Title	Responsibility	Inspection
A p. F	Requirements of the Adopting Agency	Plumbing	Plumbing
A p. H	Combined Building Drain and Building Sewers	Plumbing	Plumbing
A p. I	Flow in Horizontal Sanitary Drain Piping	Plumbing	Plumbing
A p. J	An Acceptable Brazing Procedure for General Plumbing	Plumbing	Plumbing
A p. K	Converting Water Supply Fixture Units (WSFU) to Gallons Per Minute Flow (GPM)	Plumbing	Plumbing

3. Electrical Subcode:

Chapter	Section/Title	Responsibility	Inspection
Article	Introduction	Electrical	Electrical

N.J.A.C. 5:23-3.4

Chapter	Section/Title	Responsibility	Inspection
		Plan Review	
Ch. 1	General	Electrical	Electrical
Ch. 2	Wiring and Protection		
	200.1-250.50	Electrical	Electrical
	250.52(A)1-2	Electrical	Electrical
	250.52(A)3	Electrical/Building	Building
	250.52(A)4-250.102(E)	Electrical	Electrical
	250.104(A)(1)	Electrical	Electrical (except gas water heater replacements) Plumbing (gas water heater replacements only)
	250.104(A)(2)-285	Electrical	Electrical
Ch. 3	Wiring Methods and Materials		
	300.1 to 300.20	Electrical	Electrical
	300.21	Electrical/Fire	Electrical
	300.22-399	Electrical	Electrical
Ch. 4	Equipment for General Use		
	400-450.28	Electrical	Electrical
	450.41-450.48	Electrical/Fire	Electrical
	455-490	Electrical	Electrical

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Chapter	Section/Title	Responsibility	Inspection
		Plan Review	
Ch. 5	Special Occupancies	Electrical/Fire	Electrical
Ch. 6	Special Equipment		
	600-610	Electrical	Electrical
	620.1-620.12	Electrical/Elevator<1>	Elevator/Electrical<3>
	620.13	Electrical/Elevator<1>	Electrical<2> (on the line side of the disconnect) Elevator<2 >(on the load side of the disconnect) Electrical<3>
	620.14-620.21	Electrical/Elevator<1>	Elevator/Electrical<3>
	620.22	Electrical/Elevator<1>	Electrical<2> (on the line side of the disconnect) Elevator<2 >(on the load side of the disconnect) Electrical<3>

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Chapter	Section/Title	Responsibility	Inspection
		Plan Review	
	620.23-620.24	Electrical/Elevator<1>	Electrical
	620.25-620.37	Electrical/Elevator<1>	Elevator/Electrical<3>
	620.38	Electrical/Elevator<1>	Electrical
	620.41-620.44	Electrical/Elevator<1>	Elevator/Electrical<3>
	620.51-620.51(A)	Electrical/Elevator<1>	Electrical
	620.51(B)-(D)	Electrical/Elevator<1>	Elevator/Electrical<3>
	620.52	Electrical/Elevator<1>	Elevator/Electrical<3>
	620.53-620.55	Electrical/Elevator<1>	Electrical<2> >(on the line side of the disconnect) Elevator<2> >(on the load side of the disconnect) Electrical<3>
	620.61(A)-(B)	Electrical/Elevator<1>	Elevator/Electrical<3>

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Chapter	Section/Title	Responsibility	Inspection
		Plan Review	
	620.61(C)-(D)	Electrical/Elevator<1>	Electrical<2> (on the line side of the disconnect) Elevator<2 >(on the load side of the disconnect) Electrical<3>
	620.62-620.84	Electrical/Elevator<1>	Elevator/Electrical<3>
	620.85 (except for cartop receptacle(s))	Electrical/Elevator<1>	Elevator/Electrical<2 >(car top receptacle only)
	620.91(A) & (C)	Electrical/Elevator<1>	Elevator/Electrical<3>
	620.91(B)	Electrical/Elevator<1>	Electrical
	625-694	Electrical	Electrical
	695	Electrical/Fire	Electrical
Ch. 7	Special Conditions		
	700-727	Electrical	Electrical
	728	Fire/Electrical	Electrical
	750	Electrical	Electrical

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Chapt er	Section/Title	Responsibility	Inspection
		Plan Review	
	760	Electrical/Fire	Electrical
	770	Electrical	Electrical
Ch. 8	Communication Systems	Electrical	Electrical
Ch. 9	Tables	Electrical	Electrical
	N.J.A.C. 5:23-3.16(c)	Electrical/Plumbi ng<4>	Electrical/Plumbi ng<4>
	Automatic Rain Sensor Device		

Note 1: Joint with Elevator Subcode Official for N.J.A.C. 5:23-12 devices not installed in Group R-3, R-4 or R-5 or in structures of Group R-2 in which the elevator devices are wholly within dwelling units and are not accessible to the general public.

Note 2: The following sections are enforced by the Electrical inspector when devices covered by N.J.A.C. 5:23-12 are installed in any building excluding installations in Group R-3, R-4 or R-5 or in structures of Group R-2 where the elevator devices are located wholly within the dwelling units and are not accessible to the general public.

Note 3: Inspection responsibility for this section shall be the electrical inspector when devices are installed in buildings of Group R-3, R-4 or R-5 or in buildings of Group R-2 where the elevator devices are located wholly within dwelling units and not accessible to the general public.

Note 4: Where the device is wireless and plugged into an existing receptacle, plan review and inspection shall be plumbing; otherwise, electrical.

4. Energy Subcode:

International Energy Conservation Code

C h a p t e r	Section/Title	Responsibility	Inspection
		Plan Review	
C h.	Scope and Administration	As applicable	As applicable

N.J.A.C. 5:23-3.4

Chapter	Section/Title	Responsibility	Inspection
1 (R E)	Plan Review		
C h. 3	General Requirements	Building	Building
(R E)	Residential Energy Efficiency		
C h. 4	R401	Building	Building
(R E)	R402 (except R402.4.5)	Building	Building
	R402.4.5	Electrical	Electrical
	R403.1	Electrical	Electrical
	R403.2	Plumbing	Plumbing
	R403.3	Building	Building
	R403.4	Plumbing	Plumbing
	R403.5.1.1 -- Pump with integrated switch	Plumbing	Plumbing
	R403.5.1.1 -- Pump with non-integrated switch	Electrical	Electrical
	R403.5.1.2	Electrical	Electrical
	R403.5.2-R403.5.4	Plumbing	Plumbing

N.J.A.C. 5:23-3.4

C h a p t e r	Section/Title	Responsibility	Inspection
		Plan Review	
	R403.6	Building	Building
	R403.7	Plumbing	Plumbing
	R403.8	As applicable	As applicable
	R403.9	Electrical	Electrical
	R403.10.1 - Switch	Electrical	Electrical
	R403.10.1 - Gas Heater, Pilot	Plumbing	Plumbing
	R403.10.2-R403.12	Electrical	Electrical
	R404.1	Electrical	Electrical
	R404.1.1	Plumbing	Plumbing
	R405-R406	As applicable	As applicable

ASHRAE Standard 90.1

Ch a p t e r	Section/Title	Responsibility	Inspection
		Plan Review	
Ch. 4	Administration and Enforcement	As applicable	As applicable
Ch. 5	Building Envelope	Building	Building
Ch. 6	Heating, Ventilating, and Air Conditioning	As applicable except	As applicable except
	6.4.4.1.1-6.4.4.1.2	as below: Building	as below: Building

N.J.A.C. 5:23-3.4

Chapter	Section/Title	Responsibility	Inspection
		Plan Review	
	6.4.4.1.3	Plumbing	Plumbing
	6.4.4.1.4-6.4.4.1.5	Building	Building
	6.4.4.2	Building	Building
Ch. 7	Service Water	As applicable	As applicable
	Heating		
Ch. 8	Power	Electrical	Electrical
Ch. 9	Lighting	Electrical	Electrical
Ch. 10	Other Equipment		
	10.4.1	Electrical	Electrical
	10.4.2	Plumbing	Plumbing
	10.4.3-10.4.4	Elevator	Elevator
Ch. 11	Energy Cost Budget	As applicable	As applicable
	Method		

5. Mechanical Subcode:

Chapter	Section/Title	Responsibility	Inspection
		Plan Review	
Ch. 3	General Regulations		
	301.2	Building	Building

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Chapter	Section/Title	Responsibility	Inspection
		Plan Review	
	301.3-301.5	Plumbing	Plumbing
	301.6	Fire/Plumbing for fuel gas piping	Fire/Plumbing for fuel gas piping
	301.7-301.9	Fire	Fire
	301.10	Electrical	Electrical
	301.11	Plumbing	Plumbing
	301.12	Fire	Fire
	301.13-301.18	Building	Building
	301.19	Electrical	Electrical
		(switch)/Plumbing	(switch)/Plumbing
		(valve)	(valve)
	302	Building	Building
	303-304	Fire	Fire
	305	Plumbing	Plumbing
	306.1-306.3	Building	Building
	306.3.1	Electrical	Electrical
	306.4	Building	Building
	306.4.1	Electrical	Electrical
	306.5-306.5.1	Building	Building
	306.5.2	Electrical	Electrical
	307	Plumbing	Plumbing
	308	Building/Fire	Fire
	309	Building	Building
	310-311	Building/Fire	Fire

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Chapter	Section/Title	Responsibility	Inspection
		Plan Review	
	312	Plumbing	Plumbing
Ch. 4	Ventilation	Building	Building
Ch. 5	Exhaust Systems		
	501	Building	Building
	502	Building/Fire	Building
	503	Building/Fire	Fire
	504	Building/Fire	Building
	505-510	Building/Fire	Fire
	511	Building/Fire	Fire
	512	Building	Building
	513.1- 513.10.5	Fire	Fire
	513.11-513.11.1	Building/Electrical/Fire	Electrical (except rated enclosures, which are Building)
	513.11.2	Electrical/Fire	Electrical
	513.12-513.12.1	Fire	Fire
	513.12.2	Fire/Electrical	Electrical
	513.12.3-513.19	Fire	Fire
	514	Building	Building
Ch. 6	Duct Systems		
	601-602.2.1.6	Building/Fire	Building
	602.2.1.7	Building/Fire/Plumbing	Plumbing

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Chapter	Section/Title	Responsibility	Inspection
		Plan Review	
		g	
	602.2.1.8-603.1	Building/Fire	Building
	603.2	Building	Building
	603.3-605	Building/Fire	Building
	606	Building/Fire	Fire
	607	Building/Fire	Building
Ch. 7	Combustion Air	Fire	Fire
Ch. 8	Chimneys and Vents	Building/Fire	Fire (except 801.3 and 801.13)
	801.3 and 801.13	Building/Fire	Building
Ch. 9	Specific Appliances, Fireplaces and Solid Fuel-Burning Equipment		
	901.1-908.4	Building/Fire	Building
	908.5-908.6	Plumbing	Plumbing
	908.7	Plumbing/Fire	Plumbing
	908.8	Building/Plumbing	Plumbing
	909-910	Building/Fire	Fire
	911-914	Building/Fire	Building
	915	Fire	Fire
	916	Electrical/Plumbing	Electrical if electric/Plumbing if oil fired

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Chapter	Section/Title	Responsibility	Inspection
		Plan Review	
	917	Fire	Fire
	918	Building/Fire	Building
	919	Plumbing	Plumbing
	920-923	Building/Fire	Building
	924	Fire	Fire
	925	Building/Fire	Building
	926	See Chapter 7 of the International Fuel Gas Code	See Chapter 7 of the International Fuel Gas Code
	927	Electrical	Electrical
	928	Building/Plumbing	Plumbing
	929	Electrical/Fire	Electrical
Ch. 10	Boilers, Water Heaters and Pressure Vessels	Plumbing	Plumbing
Ch. 11	Refrigeration		
	1101.2	Plumbing	Plumbing
	1101.3	Building	Building
	1101.4-1101.5	Plumbing	Plumbing
	1101.6	Fire/Plumbing	Plumbing
	1101.8	Plumbing	Plumbing
	1101.9	Fire	Fire
	1101.10	Plumbing	Plumbing
	1102-1103	Plumbing	Plumbing

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Chapter	Section/Title	Responsibility	Inspection
		Plan Review	
	1104.1	Plumbing	Plumbing
	1104.2-1104.4	Building/Fire	Fire
	1105.1-1105.2	Building	Building
	1105.3-1105.5	Fire	Fire
	1105.6	Building	Building
	1105.7	Plumbing	Plumbing
	1105.8-1105.9	Fire	Fire
	1106	Fire	Fire
	1107-1108	Plumbing	Plumbing
Ch. 12	Hydronic Piping	Plumbing	Plumbing
Ch. 13	Fuel Oil Piping and Storage		
	1301.1-1301.2	Fire/Plumbing	Fire (storage systems) Plumbing (Piping systems)
	1301.3	Fire	Fire
	1301.4	Fire/Plumbing	Fire (storage systems) Plumbing (Piping systems)
	1301.5	Fire	Fire
	1302-1305	Plumbing	Plumbing
	1306	Fire	Fire
	1307-1308	Plumbing	Plumbing

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Chapter	Section/Title	Responsibility	Inspection
		Plan Review	
Ch. 14	Solar Thermal Systems		
	1401.2-1401.4	Plumbing	Plumbing
	1402.1-1402.2	Building	Building
	1402.3-1402.5	Plumbing	Plumbing
	1402.6-1402.8.2	Building	Building
	1402.8.3-1402.8.7	Plumbing	Plumbing
	1403	Plumbing/Fire	Plumbing
	1404	Plumbing	Plumbing

6. One-and Two-Family Dwelling Subcode:

Chapter	Section/Title	Responsibility	Inspection
		Plan Review	
Ch. 3	Building		
	Planning		
	R300	Building/Fire	Building
	R301	Building	Building
	R302	Building/Fire	Building
			(Except penetrations)

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Section/Title

Responsibility

Inspection

Plan Review

in existing membranes
for electrical outlets
or devices pursuant to
Section 302.4 through
302.4.2 which shall be
Electrical)

R303-R306

Building

Building

R307.1

Plumbing

Plumbing

R307.2-R309.3

Building

Building

R309.4

Electrical

Electrical

R309.5

Fire

Fire

R310-R311

Building/Fire

Building

R312

Building/Fire

Building

R313

Fire< 2>

Fire< 2><

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R314-R315

Fire

Fire

R316

Building/Fire

Building

R317-R318

Building

Building

R319

Fire

Fire

R321.1-R321.2

Elevator

Elevator

R321.3

Building

Building

R322, except

Building

Building

R322.1.6

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Section/Title	Responsibility	Inspection
Plan Review		
R322.1.6	As applicable based on equipment	As applicable based on equipment
R324.2-R324.3	Electrical	Electrical
R324.4-R324.5	Building	Building
R324.6	Fire	Fire
R324.7	Electrical/Fire	Electrical
R324.7.1	Building/Fire	Building
R325	Building/Fire	Building
R326		
R327.1-R327.4	Electrical	Electrical
R327.5	Electrical/Fire	Fire
R327.6	Fire	Fire
ISPSC, Section 305	Building	Building (Except safety covers pursuant to Section 305.1, which shall be Electrical)
ISPSC, Section 310 (APSP/ICC 7)	Plumbing	Plumbing
ISPSC, Section	Plumbing	Plumbing

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Chapter	Section/Title	Responsibility	Inspection
		Plan Review	
	311.9		
Chapter 4	Foundations	Building	Building
Chapter 5	Floors	Building	Building
Chapter 6	Wall Construction	Building	Building
Chapter 7	Wall Covering	Building	Building
Chapter 8	Roof-Ceiling Construction	Building	Building
Chapter 9	Assemblies, except R905.16-	Building	Building

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Chapter	Section/Title	Responsibility	Inspection
		Plan Review	
	R905.17		
	R905.16- R905.17	Building/Electrical	Building
C h . 1 0	Chimneys and	Building/Fire	Building
	Fireplaces		
C h . 1 1	Energy		
	Efficiency		
	N1101.1- N1101.5.1	As applicable	As applicable
	N1101.7- N1101.12	Building	Building
	N1101.13- N1101.14	Building	Building
	N1102.1- N1102.4.4	Building	Building
	N1102.4.5	Electrical	Electrical
	N1102.5	Building	Building
	N1103.1	Electrical	Electrical

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Chapter	Section/Title	Responsibility	Inspection
	Plan Review		
	N1103.2	Plumbing	Plumbing
	N1103.3	Building	Building
	N1103.4	Plumbing	Plumbing
	N1103.5.1.1 - pump with integrated switch	Plumbing	Plumbing
	N1103.5.1.1 - pump with non-integrated switch	Electrical	Electrical
	N1103.5.1.2	Electrical	Electrical
	N1103.5.2- N1103.5.4	Plumbing	Plumbing
	N1103.6	Building	Building
	N1103.7	Plumbing	Plumbing
	N1103.8	As applicable	As applicable
	N1103.9	Electrical	Electrical
	N1103.10.1 - Switch	Electrical	Electrical
	N1103.10.1 - Gas Heater, Pilot	Plumbing	Plumbing

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Chapter	Section/Title	Responsibility	Inspection
		Plan Review	
	N1103.10.2 -	Electrical	Electrical
	N1103.12		
	N1104.1	Electrical	Electrical
	N1104.1.1	Plumbing	Plumbing
	N1105-N1106	As applicable	As applicable
Chapter 13	General		
	Mechanical System Requirements		
	M1301	Plumbing	Plumbing
	M1302	Fire/Plumbing	Plumbing
	M1303	Electrical/Plumbing	Plumbing
	M1304	Fire/Plumbing	Plumbing
	M1305- M1305.1.2	Building	Building
	M1305.1.2.1	Electrical	Electrical
	M1305.1.3	Plan Review and Field Inspection for access, passageways, and service clearances for appliances shall be the responsibility of the subcode with plan review and inspection responsibility for the appliance	
	M1306.1	Fire	Fire

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Chapter

Section/Title	Responsibility	Inspection
Plan Review		
M1306.2- M1306.2.3	Building/Fire	Fire
M1307.1	Fire	Fire
M1307.2	Building	Building
M1307.3- M1307.4.3	Fire	Fire
M1307.5	Electrical	Electrical
M1307.6	Plumbing	Plumbing
M1307.7	Electrical	Electrical
	(switch)/Plumbing (valve)	(switch)/Plumbing (valve)
M1308	Building	Building
Heating and Cooling Equipment		
M1401.1- M1401.3	Plumbing	Plumbing
M1401.4	Building/Plumbing	Plumbing, except for proper support of the equipment, which is

Chapter
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Section/Title	Responsibility	Inspection
	Plan Review	
		Building
M1401.5	Building/Plumbing	Plumbing
M1402.1- M1402.3	Electrical for electric appliances/Plumbing for oil-fired appliances	Electrical for electric appliances/Plumbing for oil-fired appliances
M1403.1	Electrical	Electrical
M1404.1	Plumbing	Plumbing
M1405- M1406.5	Electrical	Electrical
M1407.1- M1407.4	Building/Fire	Building
M1407.5	Electrical	Electrical
M1408-M1410	Building/Fire	Fire
M1411-M1413	Plumbing	Plumbing
M1414	Building/Fire	Fire
M1415	Building/Fire	Building

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Exhaust

Systems

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Section/Title Responsibility Inspection

Plan Review

M1501-M1502	Building/Fire	Building
M1503	Building/Fire	Fire
M1504	Building	Building
M1505	Building	Building

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Duct Systems

M1601.1	Building	Building
M1601.1.1- M1601.6	Building/Fire	Building
M1602	Building/Fire	Building

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Combustion Air Fire Fire

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Chimneys and

Vents

M1801-M1804	Building/Fire	Fire for labeled vents and factory-built
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Section/Title

Responsibility

Inspection

Plan Review

M1805

Building/Fire (Masonry
Chimneys) Building/Fire
(Factory-built chimneys)

chimneys/Building for
masonry chimneys
Building (Masonry
Chimneys) Fire
(Factory-Built chimneys)

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Special

Fuel-Burning
Equipment

M1901

Building/Fire

Fire

M1902.1-
M1902.2

Building

Building

M1902.3

Fire

Fire

M1902.4

Building

Building

M1903-M1904

Building/Fire

Fire

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Boilers/Water

Plumbing

Plumbing

Heaters

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Chapter	Section/Title	Responsibility	Inspection
		Plan Review	
C h . 2 1	Hydronic	Plumbing	Plumbing
	Piping, except		
	M2101.6		
	M2101.6	Building/Plumbing	Building
C h . 2 2	Special Piping		
	and Storage		
	Systems		
	M2201	Fire	Fire
	M2201.3	Building/Fire/Plumbing	Building
	M2202-M2204	Plumbing	Plumbing
C h . 2 3	Solar Systems		
	M2301.2.1- M2301.2.2	Building	Building
	M2301.2.3- M2301.5	Plumbing	Plumbing

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Chapter

Section/Title	Responsibility	Inspection
Plan Review		
M2301.6	Building	Building
M2301.7- M2301.7.2	Plumbing	Plumbing
Fuel Gas		
G2404.2- G2404.3	Fire	Fire
G2404.4- 2404.9	Building	Building
G2404.10- G2404.11	Plumbing	Plumbing
G2405	Building	Building
G2406	Plumbing	Plumbing
G2407-G2409	Fire	Fire
G2410	Electrical	Electrical
G2411	Plumbing/Electrical	Plumbing-except when bonded to electrical service equipment, then Electrical
G2412-G2424	Plumbing	Plumbing
G2425.1- G2425.2	Building/Fire	Fire

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Chapter	Section/Title	Responsibility	Inspection
		Plan Review	
	G2425.3	Building/Fire	Building
	G2425.4- G2425.6	Building/Fire	Fire
	G2425.7	Building/Fire	Building
	G2425.8- G2425.10	Building/Fire	Fire
	G2425.11	Building/Fire	Building
	G2425.12- G2425.15.1	Building/Fire	Fire
	G2425.15.2	Fire	Fire
	G2425.15.3	Building/Fire	Building
	G2425.15.4- G2427.5.1	Building/Fire	Fire
	G2427.5.2	Building/Fire	Building
	G2427.5.3- G2427.5.6.4	Building/Fire	Fire
	G2427.5.7	Building	Building
	G2427.5.9	Building/Fire	Fire
	G2427.5.10	Building/Fire	Fire
	G2427.6- G2427.8	Building/Fire	Fire
	G2427.9	Plumbing	Plumbing
	G2427.10.1- G2430.1	Building/Fire	Fire

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Chapter	Section/Title	Responsibility	Inspection
		Plan Review	
	G2430.2	Building/Fire	Building
	G2432-G2434	Plumbing/Fire	Plumbing
	G2435	Plumbing/Fire	Fire
	G2436- G2440.3	Building/Fire	Building
	G2440.4- 2440.5	Building/Fire	Fire
	G2440.6- 2440.7	Building/Fire	Building
	G2441	Plumbing	Plumbing
	G2442	Building/Fire	Building
	G2443	Plumbing	Plumbing
	G2444-G2446	Building/Fire	Building
	G2447	Fire	Fire
	G2448- G2449.3	Plumbing	Plumbing
	G2449.4- 2450.3	Building/Fire	Building
	G2450.4	Plumbing	Plumbing
	G2451	Building/Fire	Building
	G2452-G2454	Fire/Plumbing	Plumbing
Chapter	Water Supply		

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Section/Title	Responsibility	Inspection
Plan Review		
and Distribution<2>		
P2904.1	Plumbing/Fire	Plumbing
P2904.1.1- P2904.2.2	Fire	Fire
P2904.2.3	Plumbing	Plumbing
P2904.2.4- P2904.2.6	Fire	Fire
P2904.3- P2904.3.3	Plumbing	Plumbing
P2904.3.4	Fire/Plumbing	Plumbing
P2904.4	Fire/Plumbing	Fire
P2904.5- P2904.6	Fire/Plumbing	Plumbing
P2904.7	Fire/Plumbing	Fire
P2904.8.1 #1	Fire	Fire
P2904.8.1 #2	Fire	Fire
P2904.8.1 #3	Fire	Fire
P2904.8.1 #4 - #6	Fire/Plumbing	Plumbing
P2904.8.1 #7 and #8	Plumbing	Plumbing

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C h a p t e r	Section/Title	Responsibility	Inspection
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Plan Review

	P2904.8.2 #1	Fire	Fire
	P2904.8.2 #2 - #4	Fire/Plumbing	Fire
A p p x	Patio Covers	Building	Building

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A p p x	Sound	Building	Building
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Transmission

Note 1: Penetrations in existing buildings shall be the responsibility of the subcode with plan review and inspection

responsibility for the item doing the penetration.

Note 2: For multi-purpose systems installed in accordance with NFPA 13D, the assignment of enforcement

responsibilities shall be the same as the assignment of enforcement responsibilities for systems installed in accordance with P2904.

7. Fuel Gas Subcode:

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Chapter	Section/Title	Responsibility	Inspection
Ch. 3	General	Plan Review	
	Regulations		
	301.1	Fire	Fire
	301.2	Building	Building
	301.3-301.5	Fire	Fire
	301.6-301.7	Plumbing	Plumbing
	301.8-301.12	Building	Building
	301.13	Building/Fire	Building
	301.14-301.15	Building	Building
	302	Building	Building
	303	Plumbing	Plumbing
	304-305	Fire	Fire
	306-306.3	Building	Building
	306.3.1	Electrical	Electrical
	306.4	Building	Building
	306.4.1	Electrical	Electrical

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Chapter	Section/Title	Responsibility	Inspection
		Plan Review	
	306.5-306.5.1	Building	Building
	306.5.2	Electrical	Electrical
	306.6	Building	Building
	307	Plumbing	Plumbing
	308	Fire	Fire
	309	Electrical	Electrical
	310	Plumbing/ Electrical	Plumbing-except when bonded to electrical service equipment, then Electrical
Ch. 4	Gas Piping Installation	Plumbing	Plumbing
Ch. 5	Chimneys and Vents	Building/Fire	Fire (except 501.3, 501.11, 501.15.3, 503.5.3, 503.5.8-503.5.10, 503.5.11)
	501.3	Building/Fire	Building
	501.11	Building	Building

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Chapter	Section/Title	Responsibility	Inspection
		Plan Review	
	501.15.3	Building/Fire	Building
	503.5.3	Building/Fire	Building
	503.5.8-503.5.10	Building	Building
	503.5.11	Building/Fire	Fire
Ch. 6	Specific Appliances		
	602-603	Plumbing/Fire	Plumbing
	604	Building/Fire	Building
	605	Fire/Plumbing	Fire
	606-607	Building/Fire	Fire
	608-615	Building/Fire	Building
	616	Fire	Fire
	617	Electrical/ Plumbing	Electrical if electric/ Plumbing if oil fired

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Ch apt er	Section/Title	Respo nsibilit y	Inspection
		Plan Revie w	
	618	Buildin g/Fire	Building
	619	Plumbi ng	Plumbing
	620-622	Buildin g/Fire	Building
	623	Fire	Fire
	624	Plumbi ng	Plumbing
	625	Buildin g/Fire	Building
	626	Plumbi ng	Plumbing
	627.1-627.3	Plumbi ng	Plumbing
	627.4-627.7	Buildin g/Fire	Building
	627.8-627.9	Plumbi ng	Plumbing
	627.10	Electri cal	Electrical
	628.1-628.3	Buildin g/Fire	Building
	628.4	Plumbi ng	Plumbing
	629-630	Buildin g/Fire	Building

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Chapter	Section/Title	Responsibility	Inspection
	631-632	Plumbing	Plumbing
	633	Fire	Fire
	634	Building/Fire	Building
	635	See Chapter 7	See Chapter 7
	636	Fire/Plumbing	Plumbing
Ch. 7	Gaseous Hydrogen Systems		
	703.1	Building	Building
	703.2	Building/Fire	Fire
	703.3-703.5	Fire	Fire
	703.6	Electrical	Electrical
	704.1	Fire	Fire
	704.1.1	Fire	Fire
	704.1.2	Plumbing	Plumbing
	704.2-704.4	Fire	Fire

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Chapter	Section/Title	Responsibility	Inspection
	705	Plumbing	Plumbing
	706.1	Building	Building
	706.2	Building/Fire	Fire
	706.3	Fire	Fire
	707-708	Fire	Fire

8. Elevator Subcode: All (except as provided for in N.J.A.C. 5:23-12)

9. Radon Hazard Subcode: Plan review and inspection with regard to compliance with [N.J.A.C. 5:23-10.4\(b\)](#) and (c) shall be the responsibility of the building subcode official, except that [N.J.A.C. 5:23-10.4\(b\)](#)¹³ and (c)¹⁴ shall be the responsibility of the electrical subcode official.

(b) Where responsibility for enforcement of a section is joint between two officials and there are conflicting opinions regarding enforcement, the construction official shall rule as to which interpretation or application shall be followed.

(c) Responsibility for enforcement of the Radon Hazard Subcode shall be in accordance with [N.J.A.C. 5:23-10.3](#).

(d) Any mechanical inspector employed by the Department or by a municipality, and so assigned by the construction official, shall have the responsibility for enforcement of the provisions of the code, except work involving the installation or replacement of backflow preventers or electrical work, for the installation and replacement of heating or cooling equipment or water heaters or other mechanical equipment, such as refrigeration, air conditioning, or ventilating apparatus, gas piping or heating systems, or stand-by power generators, in existing buildings of Group R-3 or R-5. For a new installation, the mechanical inspector shall have this enforcement responsibility provided that the installation does not penetrate a fire-rated assembly.

1. When no mechanical inspector is assigned, the construction official shall assign the plumbing subcode official or a plumbing inspector, who shall have the responsibility for the enforcement of provisions of the code, except electrical, for the installation and replacement of heating or cooling equipment or water heaters or other mechanical equipment, such as refrigeration, air conditioning, or

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ventilating apparatus, gas piping or heating systems, or stand-by power generators, in existing buildings of Group R-3 or R-5. A plumbing subcode official or plumbing inspector need not be a mechanical inspector to perform these inspections.

History

HISTORY:

Amended by R.1981 d.132, effective May 7, 1981.

See: 13 N.J.R. 121(a), 13 N.J.R. 258(d).

Amended by R.1986 d.380, effective September 22, 1986.

See: 18 N.J.R. 1235(a), 18 N.J.R. 1931(a), 18 N.J.R. 2063(a).

Substantially amended.

Amended by R.1987 d.14, effective January 5, 1987.

See: 18 N.J.R. 2083(a), 19 N.J.R. 63(a).

(f)4 added; old (f)4-6 renumbered (f)5-7.

Amended by R.1987 d.374, effective September 21, 1987.

See: 19 N.J.R. 1024(a), 19 N.J.R. 1720(b).

(a)1 through 4: model subcode revisions.

Amended by R.1990 d.226, effective May 7, 1990.

See: 21 N.J.R. 3696(a), 22 N.J.R. 1356(a).

Provisions for enforcement of radon subcode added at (g).

Amended by R.1990 d.507, effective October 15, 1990.

See: 22 N.J.R. 2208(a), 22 N.J.R. 3214(a).

Text conformed to BOCA National Code/1990.

Amended by R.1991 d.325, effective July 1, 1991.

See: 23 N.J.R. 805(a), 23 N.J.R. 2046(a).

Other elevator devices covered; enforcement responsibilities clarified.

Amended by R.1992 d.147, effective April 6, 1992.

See: 24 N.J.R. 170(a), 24 N.J.R. 1397(a).

Elevators wholly within R-2 residences exempt.

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Amended by R.1992 d.183, effective April 20, 1992.

See: 24 N.J.R. 167(a), 24 N.J.R. 1475(b).

Enforcement of indoor air quality subcode assigned to building subcode official.

Amended by R.1993 d.187, effective May 3, 1993.

See: 25 N.J.R. 624(a), 25 N.J.R. 1875(a).

Added subsection (j); deleted "Allocation of enforcement" from heading.

Amended by R.1993 d.662, effective December 20, 1993.

See: 25 N.J.R. 3891(a), 25 N.J.R. 5918(a).

Amended by R.1995 d.143, effective March 20, 1995 (operative July 1, 1995).

See: 26 N.J.R. 4872(a), 27 N.J.R. 1179(b).

Amended by R.1997 d.409, effective October 6, 1997.

See: [29 N.J.R. 2736\(a\)](#), [29 N.J.R. 4281\(a\)](#).

In (g), deleted reference to exception to exclusive authority provided in [N.J.A.C. 5:23-3.11\(h\)](#).

Amended by R.1997 d.418, effective October 6, 1997.

See: [29 N.J.R. 3402\(a\)](#), [29 N.J.R. 4286\(a\)](#).

In (f), inserted reference to (j); and added (j)1.

Amended by R.1998 d.28, effective January 5, 1998.

See: [29 N.J.R. 3603\(a\)](#), [30 N.J.R. 129\(a\)](#).

Inserted (k) stating responsibility for the enforcement of the rehabilitation subcode.

Repeal and New Rule, R.1998 d.332, effective July 6, 1998.

See: [30 N.J.R. 1377\(a\)](#), [30 N.J.R. 2421\(b\)](#).

Section was "Responsibility".

Amended by R.1999 d.259, effective August 16, 1999.

See: [31 N.J.R. 825\(a\)](#), [31 N.J.R. 2330\(a\)](#).

In (d)1 and (d)2, under "MECHANICAL SUBCODE", added references to [N.J.A.C. 5:23-3.20\(c\)](#).

Amended by R.2000 d.166, effective April 17, 2000.

See: [31 N.J.R. 4151\(a\)](#), [32 N.J.R. 1376\(a\)](#).

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In (b)2, changed Chapter 21 and Chapter 31 through 33 references in the Building Subcode, and inserted Chapter 12 reference in the Mechanical Subcode; and in (d)2, deleted a former Chapter 21 reference in the Building Subcode, and changed Chapter 12 reference in the Mechanical Subcode.

Amended by R.2001 d.141, effective May 7, 2001.

See: [32 N.J.R. 3917\(a\)](#), [33 N.J.R. 746\(a\)](#), [33 N.J.R. 1399\(d\)](#).

In (b)1 and (b)2, deleted "as follows: (All except M-801.2)" following "Chapter 8" in the Mechanical Code; in (d)1, deleted "Chapter 8 as follows: M-801.2" in the Mechanical Code; in (d)2, deleted "3007.3" following "413.5.2", inserted "3305.0" following "414.5", and deleted "408.3.1", "3305.0" and "414.5" at the end of the Building Subcode, and deleted "Chapter 8 as follows: M-801.2" in the Mechanical Subcode.

Amended by R.2001 d.196, effective June 18, 2001.

See: [33 N.J.R. 6\(a\)](#), [33 N.J.R. 2090\(a\)](#).

In (a)1, (a)2, (b)1, (b)2, (d)1 and (d)2, rewrote Mechanical Subcode and inserted Fuel Gas Subcode.

Amended by R.2001 d.244, effective July 16, 2001 (operative January 16, 2002).

See: [33 N.J.R. 1241\(a\)](#), [33 N.J.R. 2471\(a\)](#).

In "ENERGY SUBCODE" categories of (a) through (c), listed specific sections of Chapters 5 and 6, relating to building subcode official responsibility.

Administrative correction.

See: [33 N.J.R. 3308\(a\)](#).

Amended by R.2002 d.6, effective January 7, 2002.

See: [33 N.J.R. 2570\(a\)](#), [33 N.J.R. 3883\(a\)](#), [34 N.J.R. 268\(a\)](#).

In (a), inserted "ELECTRICAL SUBCODE" in categories 1 and 2, and updated references to officials in "ENERGY SUBCODE" category 1; in (c)1 and 2, updated "ELECTRICAL SUBCODE" chapter references.

Amended by R.2003 d.240, effective June 16, 2003.

See: [34 N.J.R. 3045\(a\)](#), [35 N.J.R. 2637\(c\)](#).

In (c)2, added "[N.J.A.C. 5:23-3.16\(c\)](#) Automatic rain sensor device".

Amended by R.2003 d.418, effective November 3, 2003.

See: [35 N.J.R. 21\(a\)](#), [35 N.J.R. 5064\(a\)](#).

Rewrote the section.

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Amended by R.2004 d.131, effective April 5, 2004.

See: [35 N.J.R. 5336\(a\)](#), [36 N.J.R. 1755\(a\)](#).

In (a), (b), and (c), inserted "CABO Model Energy Code" following "ENERGY SUBCODE" and added ASHRAE Standard 90.1 tables throughout.

Amended by R.2004 d.312, effective August 16, 2004.

See: [35 N.J.R. 4947\(a\)](#), [36 N.J.R. 3894\(d\)](#).

Rewrote the section.

Administrative correction.

See: [37 N.J.R. 269\(a\)](#).

Amended by R.2005 d.364, effective November 7, 2005.

See: [37 N.J.R. 2112\(a\)](#), [37 N.J.R. 4216\(a\)](#).

Rewrote the section.

Amended by R.2005 d.446, effective December 19, 2005.

See: [37 N.J.R. 2747\(a\)](#), [37 N.J.R. 4907\(a\)](#).

Rewrote (a)3.

Administrative correction.

See: [38 N.J.R. 926\(a\)](#).

Administrative correction.

See: [38 N.J.R. 1827\(b\)](#).

In (a)3, Note 1 of the table, inserted "in" following "not installed".

Amended by R.2007 d.310, effective October 1, 2007.

See: [39 N.J.R. 135\(a\)](#), [39 N.J.R. 4113\(b\)](#).

Added (a)9.

Amended by R.2008 d.112, effective May 5, 2008.

See: [39 N.J.R. 4366\(a\)](#), [40 N.J.R. 2229\(a\)](#).

In the table at (a)1, rewrote entries in "Ch. 4", "Ch. 16", "Ch. 30" and "Ch. 31", and in entries "Ch. 5" and "Ch. 6", inserted "/Fire" in the third column; in the table at (a)2, deleted entry "Ch. 17" and added entries "Ap. J", "Ap. K" and

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"Ap. L"; rewrote tables at (a)4, (a)5 and (a)6; and in the table at (a)7, under "Ch. 6", inserted entry "635" and rewrote entry "Ch.7".

Amended by R.2009 d.51, effective February 2, 2009.

See: [40 N.J.R. 5325\(a\)](#), [41 N.J.R. 738\(a\)](#).

In the table in (a)1, in the entry for "Ch. 9", inserted "909.12.1 and 910.4.4" in column "Section/Title" and, under the sub-headings "Plan Review" and "Inspection" under column "Responsibility", inserted "(except 909.12.1 and 910.4.4)" following "Fire" and inserted "Fire/Electric"; and in (c), updated the first N.J.A.C. reference.

Amended by R.2011 d.269, effective November 7, 2011.

See: [43 N.J.R. 904\(a\)](#), [43 N.J.R. 3008\(a\)](#).

Rewrote the tables in (a)1 through (a)7.

Amended by R.2013 d.081, effective June 3, 2013.

See: [44 N.J.R. 1303\(a\)](#), [45 N.J.R. 1393\(a\)](#).

In the table in (a)6, for the "Appx G" entry, substituted "105.1-105.4" for "105" and inserted "105.5" under the "Section/Title" heading, and under the sub-headings "Plan Review" and "Inspection" under column "Responsibility", inserted "Electrical".

Amended by R.2015 d.029, effective February 17, 2015.

See: [46 N.J.R. 1507\(a\)](#), [47 N.J.R. 459\(a\)](#).

In the introductory paragraph of (d), inserted ", or stand-by power generators"; and rewrote (d)1.

Amended by R.2016 d.031, effective April 4, 2016.

See: [47 N.J.R. 2323\(a\)](#), [48 N.J.R. 581\(a\)](#).

Rewrote the section.

Amended by R.2018 d.021, effective January 16, 2018.

See: [49 N.J.R. 306\(a\)](#), [50 N.J.R. 303\(a\)](#).

In (a)2 table row 10.5.9, updated the "Inspection Responsibility"; in (a)4, International Energy Conservation Code table, deleted the row for "R403.2"; in (a)6 table, deleted the row for "N1103.2"; and rewrote (d).

Amended by R.2018 d.153, effective August 20, 2018.

See: [49 N.J.R. 2332\(a\)](#), [50 N.J.R. 1888\(a\)](#).

In the table in (a)1, rewrote entries in "Ch. 7" and "Ch. 31"; and in the table in (a)6, rewrote entries at "R302" and "R326".

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Amended by R.2020 d.119, effective November 2, 2020.

See: [52 N.J.R. 371\(a\)](#), [52 N.J.R. 1999\(a\)](#).

Rewrote the tables in (a)1, (a)2, and (a)4 through (a)7.

Administrative correction, effective February 23, 2021.

See: [53 N.J.R. 512\(a\)](#).

Administrative correction, effective March 2, 2021.

See: [53 N.J.R. 512\(b\)](#).

Administrative correction, effective April 12, 2021.

See: [53 N.J.R. 775\(a\)](#).

Administrative correction, effective April 26, 2021.

See: [53 N.J.R. 999\(a\)](#).

Amended by R.2022 d.022, effective February 7, 2022.

See: [53 N.J.R. 1133\(a\)](#), [54 N.J.R. 263\(a\)](#).

In (a)1 and (a)6, table rows ISPSC, Section 305, deleted "Exception 1" preceding "which"; in (a)5 table, inserted the row for "301.19"; and in (a)6 table, inserted the row for "M1307.7".

Annotations

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§ 5:23-3.5 Posting structures

(a) Posted use and occupancy: Every building and structure and part thereof designed for business, factory and industrial, high hazard, mercantile, or storage use, (use groups B, F, H, M and S) as defined in chapter 3 of the building subcode shall be posted on all floors by the owner with a suitably designed placard in a form designated by the building subcode official, which shall be securely fastened to the structure in a readily visible place, stating the use group and the live load and occupancy load.

(b) Posted occupancy load: Every building and structure and part thereof designed for use as a place of public assembly or as an institutional building for harboring people for penal, correctional, educational, medical or other care or treatment (use groups A, E and I) shall be posted with an approved placard designating the maximum occupancy load.

(c) Replacement of posted signs: All posting signs shall be furnished by the owner and shall be of permanent design; they shall not be removed, or defaced and, if lost, removed or defaced, shall be immediately replaced.

(d) Posted hydraulic system data plate: In lieu of the nameplate of the referenced NFPA standard(s), fire sprinkler system contractors are required to identify hydraulically designed fire sprinkler systems by affixing a permanently marked weatherproof metal or rigid plastic sign at the alarm valve. The nameplate shall contain information relative to the design parameters of the system as indicated on Form No. F380. The plate shall be secured at the alarm valve with corrosion resistant wire, chain, or other approved means.

(e) Identifying emblems for structures with truss construction: Identifying emblems shall be permanently affixed to the front of structures with truss construction as required by [N.J.A.C. 5:70-2.20](#).

1. The emblem shall be of a bright and reflective color, or made of reflective material. The shape of the emblem shall be an isosceles triangle and the size shall be 12 inches horizontally by six inches vertically. The following letters, of a size and color to make them conspicuous, shall be printed on the emblem:

i. "F" to signify a floor with truss construction;

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- ii. "R" to signify a roof with truss construction; or
 - iii. "F/R" to signify both a floor and roof with truss construction.
2. The emblem shall be permanently affixed to the left of the main entrance door at a height between four and six feet above the ground and shall be installed and maintained by the owner of the building.
 3. Detached one and two-family residential structures with truss construction that are not part of a planned real estate development shall be exempt from the requirements of (e) above, unless required by municipal ordinance.
 4. Individual structures and dwelling units with truss construction that are part of a planned real estate development shall not be required to have an identifying emblem if there is an emblem affixed at each entrance to the development.
- (f) Swimming pools, spas and hot tubs: A valid electrical certificate of compliance and a bonding and grounding certificate shall be posted by the owner in a conspicuous place in or around the pool pump house or equipment control room.

History

HISTORY:

Amended by R.1989 d.555, effective November 6, 1989.

See: 21 N.J.R. 2783(a), 21 N.J.R. 3460(a).

Added reference to E Use Group (educational facilities) at (b).

Amended by R.1990 d.507, effective October 15, 1990.

See: 22 N.J.R. 2208(a), 22 N.J.R. 3214(a).

Text conformed to BOCA National Code/1990.

Amended by R.2000 d.47, effective February 7, 2000.

See: [31 N.J.R. 2314\(a\)](#), [32 N.J.R. 443\(a\)](#).

Added (f).

Amended by R.2000 d.166, effective April 17, 2000.

See: [31 N.J.R. 4151\(a\)](#), [32 N.J.R. 1376\(a\)](#).

Rewrote (d) and (e).

Amended by R.2009 d.48, effective February 2, 2009.

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See: [40 N.J.R. 5319\(a\)](#), [41 N.J.R. 733\(b\)](#).

In (a), substituted "chapter 3" for "article 2".

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§ 5:23-3.6 Standards; accepted practice

(a) This chapter, together with the subcodes, national standards and appendices it adopts by reference, shall be the primary guide to accepted engineering practice in respect to any material, equipment, system or method of construction therein specified.

(b) When this chapter and the subcodes, national standards and appendices it adopts by reference are silent, a manufacturer's recommendations for the installation of any material or assembly may be considered to be accepted engineering practice; provided, however, that a manufacturer's recommendations shall not be read to overrule this chapter or any subcode, national standard or appendix which it adopts by reference.

1. Exception: Where enforcement of a code provision would violate the condition(s) of the listing of the equipment or appliance, the more restrictive condition(s) shall apply.

History

HISTORY:

New Rule, R.1988 d.283, effective June 20, 1988.

See: 20 N.J.R. 699(a), 20 N.J.R. 1343(c).

Old text repealed and new text substituted.

Amended by R.1998 d.28, effective January 5, 1998.

See: [29 N.J.R. 3603\(a\)](#), [30 N.J.R. 129\(a\)](#).

Amended by R.2010 d.195, effective September 7, 2010.

See: [41 N.J.R. 3140\(a\)](#), [42 N.J.R. 2043\(a\)](#).

Added (b)1.

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Case Notes

Contractor not liable for injuries caused by failure of subcontractor to provide and install material in conformance with State building code. [*Miltz v. Borroughs--Shelving, a Div. of Lear Siegler, Inc., 203 N.J.Super. 451, 497 A.2d 516 \(App.Div. 1985\).*](#)

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§ 5:23-3.7 Municipal approvals of alternative materials, equipment, or methods of construction

(a) Approvals: Alternative materials, equipment, or methods of construction shall be approved by the appropriate subcode official provided the proposed design is satisfactory and that the materials, equipment, or methods of construction are suitable for the intended use and are at least the equivalent in quality, strength, effectiveness, fire resistance, durability and safety of those conforming with the requirements of the regulations.

1. A field evaluation label and report or letter issued by a nationally recognized testing laboratory verifying that the specific material, equipment, or method of construction meets the identified standards or has been tested and found to be suitable for the intended use, shall be accepted by the appropriate subcode official as meeting the requirements of (a) above.
2. Reports of engineering findings issued by nationally recognized evaluation service programs, such as, but not limited to, the Building Officials and Code Administrators (BOCA), the International Conference of Building Officials (ICBO), the Southern Building Code Congress International (SBCCI), the International Code Council (ICC), and the National Evaluation Service, Inc., shall be accepted by the appropriate subcode official as meeting the requirements of (a) above. The materials, equipment, or assembly shall be installed in accordance with the conditions specified in the report.

(b) Research and investigations: The appropriate subcode official shall require that sufficient technical data be submitted to substantiate the proposed use of any material or assembly, and if it is determined that the evidence submitted is satisfactory proof of performance for the use intended, he may approve its use subject to the requirements of the regulations. The cost of all tests, reports and investigations required under these provisions shall be paid by the applicant.

(c) Research reports: The appropriate subcode official may accept, as supporting data to assist in this determination, duly authenticated research reports from approved authoritative sources for all materials or assemblies proposed for use which are not specifically provided for in the regulations.

History

HISTORY:

Amended by R.1992 d.390, effective October 5, 1992.

See: 24 New Jersey Register 1844(a), 24 New Jersey Register 3515(b).

Reference to exception in 3.8 added.

Amended by R.2003 d.384, effective October 6, 2003.

See: [35 New Jersey Register 2422\(a\)](#), [35 New Jersey Register 4712\(a\)](#).

Rewrote (a).

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§ 5:23-3.8 Products violating the Code

- (a) The Department shall, after public hearing and in accordance with the Administrative Procedure Act (P.L. 1968, c.410, as amended), establish and distribute to all enforcing agencies a list of items, devices and materials the regular and intended use of which would violate any provision of the State Uniform Construction Code. A list of such items is set forth in (d) below.
- (b) Upon determining that any manufacturer or distributor in the State is selling or offering for retail sale any product on the list which does not have a regular and intended use that does not violate the Code, or any product which may have one or more such non-violative regular and intended use but which is being advertised or promoted for a use that does violate the Code, the Department or any enforcing agency having jurisdiction shall give written notice of the violation of N.J.S.A. 52:27D-138a(5) to such seller. Such notice shall forbid the further sale or offering for retail sale of such product within the State and shall specify a date and time by which such product shall be removed from display to customers.
- (c) Any person who, having received a notice of violation pursuant to this section, continues to sell or offer for retail sale products specified in such notice, shall be deemed to be knowingly selling or offering the product for sale in violation of the Code and shall be subject to penalty as provided by statute, in accordance with the procedures set forth in [N.J.A.C. 5:23-2.31](#).
- (d) The Commissioner has determined that the following materials and supplies are not in conformance with the State Uniform Construction Code:
1. Building materials and supplies:
 - i. Wood paneling being used as an interior finish not in conformance with section 803.1 of the building subcode. This section specifies that finish shall be classified in accordance with ASTM E84;
 - ii. Carpeting used as an interior floor finish material not in conformance with section 804 of the building subcode. This section specifies that interior floor finish shall be classified in accordance with ASTM E648; and

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2. Electrical materials/supplies:
 - i. As stated in the National Electrical Code (sections 90.7, 110.2, and 110.3 and Article 100), only products listed, labeled, approved, and identified are acceptable. Approval is to be based on tests and listings of testing laboratories such as Underwriters Laboratories Inc. (UL), Factory Mutual (FM), or Canadian Standards Association (CSA), etc. Markings applied to products by such testing laboratories shall indicate the approval is based on applicable US standards.
3. Plumbing materials/supplies:
 - i. All purpose solvent cement, except transition glues permitted in the plumbing subcode;
 - ii. Clear PB piping;
 - iii. Flexible traps and tailpieces;
 - iv. Sheet and tubular copper and brass trap and tailpiece fittings less than B & S 17 gauge (.045 in.);
 - v. Water closets requiring in excess of an average of 1.6 gallons per flush, that either have a manufacturer's date stamp of July 1, 1991 or later or were not purchased by the distributor prior to July 1, 1991;
 - vi. Plumbing fixtures that do not meet the standards listed in the plumbing subcode.
4. Miscellaneous materials and supplies:
 - i. Portable unvented natural gas, liquified petroleum gas and kerosene heaters when offered for sale for use in buildings for human occupancy, unless they are tested, listed, labeled and certified by a nationally recognized testing laboratory such as the American Gas Association Laboratories (AGA), Underwriters Laboratories. Inc. (UL) or Factory Mutual (FM);
 - ii. Urea formaldehyde foam insulation, unless offered for sale for use elsewhere than in buildings.

History

HISTORY:

R.1983 d.296, effective August 1, 1983.

See: 15 N.J.R. 587(a), 15 N.J.R. 1247(a).

Amended by R.1985 d.38, effective February 19, 1985.

See: 16 N.J.R. 3074(a), 17 N.J.R. 421(a).

(d) added.

Amended by R.1987 d.374, effective September 21, 1987.

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See: 19 N.J.R. 1024(a), 19 N.J.R. 1720(b).

(d)1i and ii: 904.2 was 1404.2; 904.3 was 1404.3.

Amended by R.1990 d.507, effective October 15, 1990.

See: 22 N.J.R. 2208(a), 22 N.J.R. 3214(a).

Text conformed to BOCA National Code/1990.

Amended by R.1992 d.47, effective February 3, 1992.

See: 23 N.J.R. 3602(a), 24 N.J.R. 405(a).

Low volume water closet exception added at (d)4iii.

Amended by R.1993 d.662, effective December 20, 1993.

See: 25 N.J.R. 3891(a), 25 N.J.R. 5918(a).

Amended by R.1997 d.508, effective December 1, 1997.

See: [29 N.J.R. 3762\(a\)](#), [29 N.J.R. 5062\(a\)](#).

In (d)2i, added reference to CSA/NRTL standards; in (d)3i, added the exception for transition glues; and inserted (d)3vi.

Recodified from N.J.A.C. 5:23-3.8A by R.2003 d.384, effective October 6, 2003.

See: [35 N.J.R. 2422\(a\)](#), [35 N.J.R. 4712\(a\)](#).

Former [N.J.A.C. 5:23-3.8](#), Department approval of nonconforming materials, repealed.

Amended by R.2007 d.310, effective October 1, 2007.

See: [39 N.J.R. 135\(a\)](#), [39 N.J.R. 4113\(b\)](#).

In (d)2i, updated the National Electrical Code references, deleted "/Nationally Recognized Testing Laboratory" following "Canadian Standards Association" and "/NRTL" following "CSA", and inserted the last sentence.

Amended by R.2018 d.021, effective January 16, 2018.

See: [49 N.J.R. 306\(a\)](#), [50 N.J.R. 303\(a\)](#).

In (d)1i, substituted "803.1" for "803.2"; and in (d)1ii, substituted "804" for "805.2".

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§ 5:23-3.9 Interpretations and opinions

(a) Whenever the Commissioner shall, in accordance with applicable provisions of the Administrative Procedure Act, make any rule constituting an interpretation of any provision of the regulations, such shall be binding provided, however, that such interpretations shall be prospective in nature. Such interpretations shall not alter the ruling of a subcode official already rendered in a specific instance relating to a specific permit or structure. Requests for interpretations shall be in the form, and submitted in accordance with the procedure, set forth in N.J.A.C. 5:2-2.

(b) In response to a written inquiry or request setting forth a specific factual situation, or upon its own initiative, the Construction Code Element may issue a formal technical opinion to clarify provisions of the adopted subcodes. Such formal technical opinion shall be signed by the Assistant Director of the Element and shall be binding upon the Element and upon other code enforcement agencies and licensed officials. Formal technical opinions shall be prospective in nature, shall be based upon adopted subcodes or upon authoritative test results or standards incorporated by reference into an adopted subcode and shall not alter the ruling of a licensed official already rendered in a specific instance relating to a specific permit or structure, except that any such formal technical opinion may be considered in the context of an appeal from any such ruling.

(c) The Construction Code Element may issue bulletins to provide advice to code enforcing agencies, builders, and designers. Bulletins may be issued when the Element finds that an issue that is in need of clarification is adequately dealt with by existing rules and that rulemaking is therefore not appropriate or necessary. Consultation with the Code Advisory Board shall be required prior to the issuance of any bulletin.

(d) In response to a written or oral inquiry or request setting forth a specific factual situation, a staff member of the Construction Code Element may issue an informal opinion as to the proper application of the regulations if the issue is one with which he has authority to deal. Such informal opinion shall only be in writing if it is issued in response to a written inquiry or request and shall not be binding upon the Element or any other party.

History

HISTORY:

Amended by R.1981 d.454, effective December 7, 1981.

See: 13 New Jersey Register 561(a), 13 New Jersey Register 886(a).

Section substantially amended.

Administrative Correction: Name change.

See: 22 New Jersey Register 2503(b).

Amended by R.1995 d.340, effective June 19, 1995.

See: 27 New Jersey Register 1512(a), 27 New Jersey Register 2388(a).

Redesignated (c) as (d) and added a new (c).

Administrative correction.

See: [31 New Jersey Register 4259\(a\)](#).

Annotations

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§ 5:23-3.10 (Reserved)

History

HISTORY:

Amended by R.1987 d.509, effective December 7, 1987.

See: 19 New Jersey Register 1264(a), 19 New Jersey Register 2270(a).

Substantially amended.

Amended by R.1990 d.507, effective October 15, 1990.

See: 22 New Jersey Register 2208(a), 22 New Jersey Register 3214(a).

Text conformed to BOCA National Code/1990.

Recodified to 5:23-4.3A by R.1992 d.272, effective July 6, 1992.

See: 24 New Jersey Register 1446(a), 24 New Jersey Register 2424(a).

Section was "Enforcing agency classification".

Annotations

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§ 5:23-3.11 Enforcement activities reserved to the Department

(a) Except as otherwise provided at [N.J.A.C. 5:23-3.11A\(b\)](#), the Department of Community Affairs shall be the sole plan review agency for the following structures, plans, and equipment:

1. Electrical generating stations, including nuclear;
2. Incineration plants;
3. Solid waste disposal plants;
4. Class 1 and Class 2 structures where required in accordance with [N.J.A.C. 5:23-4.3A](#) and [4.24\(b\)2](#);
5. Casino hotels;
6. Public mausoleums, vaults, crypts and other structures intended to hold or contain human remains;
7. All premanufactured systems for Class 1 and Class 2 structures, other than those authorized to be approved by an inplant inspection agency licensed to perform Class 1 and Class 2 plan review as provided in [N.J.A.C. 5:23-4A.7](#), and all on-site installation of Class 1 and Class 2 premanufactured construction within the jurisdiction of a local enforcing agency that is not a Class 1 or Class 2 agency, as the case may be.
8. Health care facilities, as defined at [N.J.A.C. 5:23-1.4](#);
9. Public school facilities, as defined in [N.J.A.C. 5:23-1.4](#);
10. Prototype plans intended for use in more than one municipality;
11. High level alarm systems in terminals, as defined in [N.J.S.A. 52:27D-214](#); and
12. Stadiums, arenas and theaters with an occupant load of 5,000 or greater.

(b) The Department of Community Affairs shall be the sole plan review agency for elevators, escalators, and moving walks in structures of Groups other than R-2, R-3, R-4, or R-5 in which the elevator devices are wholly within dwelling units and not accessible to the general public, in all buildings and structures other than those that:

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1. Are in a municipality that has an elevator subcode official; and
 2. Are otherwise within the plan review jurisdiction of the local enforcing agency.
- (c) A permit shall not be issued until the required plans for the building or structure have been released by the department. The Department shall insure that the municipal enforcing agency receives a copy of the released plans.
1. Exception: In the case of a permit application based upon prototype plans released by the Department, it shall be the responsibility of the applicant to submit the items listed at [N.J.A.C. 5:23-2.15\(f\)2ii](#), including a reference set of plans, the prototype file identification number, the plan number and date of the released prototype plan, to the municipal enforcing agency.
- (d) The department may perform field inspections for any of the above projects when it deems such activity appropriate. However, such action shall not relieve the municipality of the obligation to perform field inspections for any project for which the municipality has granted a permit.
- (e) Whenever the department shall determine that there exists a violation of these regulations, it shall take appropriate action and shall provide the municipality with copies of all notices, orders, and other applicable information. The department and any municipality may consolidate or take other steps to expedite any matter of which they jointly complain, but in no event shall the owner of any building subject to the act be sanctioned twice for the same violations.
- (f) In any case where the department shall notify a municipality that a violation exists, no certificate of occupancy may issue until the department notifies the municipality that the violation has been abated.
- (g) The Department of Community Affairs shall be the sole agency for the enforcement of the Barrier Free Recreation Standards ([N.J.A.C. 5:23-7.15](#) through [7.31](#)). Any complaint of noncompliance with these rules shall be forwarded to the Department.
- (h) The Department of Community Affairs shall be the sole agency having authority to grant variations from the requirements of the Asbestos Hazard Abatement Subcode, pursuant to [N.J.A.C. 5:23-8.4](#).
- (i) The Department of Community Affairs shall be the sole agency for the enforcement of the Playground Safety Subcode (N.J.A.C. 5:23-11) with regard to all matters not within the scope of a construction permit issued by a local enforcing agency; provided, however, that this subsection shall not be construed as prohibiting the Department of Education from including review of compliance with applicable playground requirements in its ongoing district monitoring process.
- (j) The Department shall be the sole enforcing agency for the following work:
1. Amusement rides and any portable generator and associated portable distribution wiring that serves portable amusement rides, portable concessions, portable ticket booths, and other portable structures that are ancillary in nature at carnivals and fairs;
 2. Ski lifts;

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3. Billboards located on land owned or controlled by any State, county or local department, agency, board, commission, authority, or instrumentality; and
4. Liquefied petroleum gas installations, except vapor delivery installations utilizing containers with an aggregate water capacity of 2,000 gallons or less, which jurisdiction is retained by the municipal enforcing agency.

(k) The Department shall be the sole enforcing agency for Cooperative Sober Living Residences licensed as Class F rooming houses pursuant to [N.J.A.C. 5:27](#).

History

HISTORY:

Amended by R.1981 d.455, effective December 7, 1981.

See: 13 N.J.R. 561(b), 13 N.J.R. 886(b).

Correction: Codification error and (a)6 was missing.

See: 16 N.J.R. 1621(a).

Administrative Change: This section has been divided into 3.11 and 3.11A administratively.

See: 18 N.J.R. 1842(a).

Amended by R.1988 d.352, effective August 1, 1988.

See: 19 N.J.R. 1270(a), 20 N.J.R. 1873(b).

Added (f).

Amended by R.1990 d.313, effective June 18, 1990.

See: 22 N.J.R. 691(a), 22 N.J.R. 1915(b).

Industrialized/modular buildings requirements added to (a)7.

Amended by R.1990 d.507, effective October 15, 1990.

See: 22 N.J.R. 2208(a), 22 N.J.R. 3214(a).

Text conformed to BOCA National Code/1990.

Amended by R.1991 d.325, effective July 1, 1991.

See: 23 N.J.R. 805(a), 23 N.J.R. 2046(a).

Enforcement of elevator, moving walk and escalator requirements for other than R-3 and R-4 reserved to Department.

Amended by R.1992 d.147, effective April 6, 1992.

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See: 24 N.J.R. 170(a), 24 N.J.R. 1397(a).

Elevators wholly within R-2 residences exempt.

Amended by R.1992 d.183, effective April 20, 1992.

See: 24 N.J.R. 167(a), 24 N.J.R. 1475(b).

Enforcement of public employees' indoor air quality subcode assigned to DCA.

Amended by R.1994 d.28, effective January 18, 1994.

See: 25 N.J.R. 4546(b), 26 N.J.R. 352(a).

Amended by R.1994 d.96, effective February 22, 1994.

See: 26 N.J.R. 1073(a).

Amended by R.1997 d.377, effective September 15, 1997.

See: [29 N.J.R. 2741\(b\)](#), [29 N.J.R. 4102\(b\)](#).

In (g), amended N.J.A.C. references; deleted (g)1; and substantially amended (h).

Amended by R.1997 d.417, effective October 6, 1997.

See: [29 N.J.R. 3387\(a\)](#), [29 N.J.R. 4285\(a\)](#).

In (a), inserted "Except as otherwise provided ... and (d),"; added (a)8 and 9; and in (g), amended N.J.A.C. references.

Amended by R.1999 d.351, effective October 18, 1999.

See: [31 N.J.R. 1838\(a\)](#), [31 N.J.R. 3082\(a\)](#).

Added (i).

Amended by R.2000 d.166, effective April 17, 2000.

See: [31 N.J.R. 4151\(a\)](#), [32 N.J.R. 1376\(a\)](#).

In (a), changed N.J.A.C. reference; and added (j).

Amended by R.2001 d.127, effective April 16, 2001.

See: [33 N.J.R. 392\(a\)](#), [33 N.J.R. 1195\(a\)](#).

In (g), amended the N.J.A.C. reference.

Amended by R.2001 d.141, effective May 7, 2001.

See: [32 N.J.R. 3917\(a\)](#), [33 N.J.R. 746\(a\)](#), [33 N.J.R. 1399\(d\)](#).

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In (j)6, inserted "or vapor delivery installations utilizing containers with an aggregate water capacity of 2,000 gallons or less," following "(building subcode Use Group R-3/R-4)".

Amended by R.2004 d.67, effective February 17, 2004.

See: [35 N.J.R. 4627\(a\)](#), [36 N.J.R. 949\(b\)](#).

In (b), substituted "moving walks in structures of Groups other than R-2, R-3, R-4, or R-5" for "moving walks in Use Groups R-3, R-4, or R-2 structures" preceding "in which the elevator devices are wholly within dwelling units".

Amended by R.2004 d.144, effective April 5, 2004.

See: [35 N.J.R. 4944\(a\)](#), [36 N.J.R. 1753\(a\)](#).

Added (a)10; in (c), substituted "released" for "approved" following "enforcing agency receives a copy of the" and added 1.

Administrative correction.

See: [36 N.J.R. 1757\(a\)](#).

Amended by R.2004 d.260, effective July 6, 2004.

See: [35 N.J.R. 3474\(b\)](#), [36 N.J.R. 3274\(a\)](#).

In (j), rewrote 3, deleted former 4 and 5, and recodified former 6 as 4.

Amended by R.2004 d.291, effective August 2, 2004.

See: [36 N.J.R. 1858\(a\)](#), [36 N.J.R. 3525\(b\)](#).

In j(4), deleted, "one- and two-family residential (building subcode Use Groups R-3 and R-5) or" preceding "vapor delivery".

Amended by R.2005 d.446, effective December 19, 2005.

See: [37 N.J.R. 2747\(a\)](#), [37 N.J.R. 4907\(a\)](#).

In (a), added ", plans and equipment" to the introductory paragraph and added (a)11.

Administrative correction.

See: [38 N.J.R. 3024\(a\)](#).

Administrative correction.

See: [39 N.J.R. 4571\(a\)](#).

Amended by R.2010 d.291, effective December 20, 2010.

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See: [42 N.J.R. 1943\(a\)](#), [42 N.J.R. 3053\(a\)](#).

In (a)10, deleted "and" from the end; in (a)11, substituted "; and" for a period at the end; and added (a)12.

Amended by R.2012 d.179, effective November 5, 2012.

See: [44 N.J.R. 1679\(a\)](#), [44 N.J.R. 2557\(a\)](#).

Rewrote (j)1.

Amended by R.2013 d.081, effective June 3, 2013.

See: [44 N.J.R. 1303\(a\)](#), [45 N.J.R. 1393\(a\)](#).

In (a)4 and (a)7, substituted "Class 1" for "Class I" and "Class 2" for "Class II" throughout; and in (a)4, deleted "[N.J.A.C. 5:23](#)" preceding "4.24(b)2".

Amended by R.2015 d.029, effective February 17, 2015.

See: [46 N.J.R. 1507\(a\)](#), [47 N.J.R. 459\(a\)](#).

In (a)8, inserted ", and residential health care facilities licensed pursuant to [N.J.A.C. 5:27A](#)".

Amended by R.2018 d.060, effective January 16, 2018.

See: [49 N.J.R. 1276\(a\)](#), [50 N.J.R. 310\(a\)](#).

Added (k).

Administrative correction, effective October 5, 2020.

See: [52 N.J.R. 1822\(a\)](#).

Amended by R.2020 d.130, effective December 7, 2020.

See: [52 N.J.R. 835\(a\)](#), [52 N.J.R. 2097\(a\)](#).

In the introductory paragraph of (a) and (a)8, substituted "at" for "in"; in (a)1, deleted "and substations" following "stations"; and in (a)8, deleted ", and residential health care facilities licensed pursuant to [N.J.A.C. 5:27A](#);" from the end.

Annotations

Notes

Case Notes

Delaware River Port Authority was not subject to Construction Code or anti-discrimination laws. [*Eastern Paralyzed Veterans Ass'n, Inc. v. City of Camden, 111 N.J. 389, 545 A.2d 127 \(1988\).*](#)

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§ 5:23-3.11A Public school facility plan review and inspections; Uniform Construction Code enhancements in public school facilities

(a) Plan review shall be performed by the Department of Community Affairs. A Department of Education approval shall be submitted prior to the release of plans for projects subject to the Department of Education review pursuant to N.J.A.C. 6A:26-3.

1. Plan review for the construction of a new school shall always be the responsibility of the Department. For projects other than the construction of a new school, the local enforcing agency may review the plans in accordance with (b) below.

(b) In lieu of obtaining construction code plan review and release from the Department of Community Affairs, a school district may secure construction code plan review and release from a municipal code enforcing agency, pursuant to P.L. 1990, c.23.

1. The municipal code enforcing agency providing construction code plan approval must agree to perform the review and must be appropriately classified for the proposed project in accordance with this chapter.

i. The municipal code enforcing agency in the municipality where the proposed project is to take place shall be given the right of first refusal to review the plans provided that the agency is appropriately classified for the proposed project in accordance with this chapter.

2. The municipal code enforcing agency performing the construction code plan review may require the payment of any municipal plan review fees.

3. No construction permit shall be issued for a public school facility unless and until the final plans and specifications have been released by the Department or an appropriately classified municipal code enforcing agency.

4. The municipal code enforcing agency within the jurisdiction in which the facility is located shall be responsible for construction permit issuance, construction inspection and certificate of occupancy issuance.

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5. Amendments to released plans and specifications for reasons other than educational adequacy shall be submitted for review and release to the Department or the municipal code enforcing agency, whichever originally released the plans.
6. Release of the plans by the Department or the municipal code enforcing agency, as the case may be, shall not preclude the enforcing agency doing the inspection from issuing a stop work order in the event of a violation of the code. The enforcing agency doing the inspection shall not, however, issue a stop work order based on its disagreement with the released plans unless the agency that released the plans, be it the Department or another local enforcing agency, agrees that the issuance of such an order is appropriate. In the event that the enforcing agency doing the inspection believes there to be an error in the plans, that enforcing agency shall give prompt notice of the error that is believed to exist to the Department or the municipal agency that reviewed the plans, as the case may be.
- (c) The Department or the municipal code enforcing agency providing construction code plan release or inspection shall be responsible for enforcing the following Uniform Construction Code enhancements in public school facilities:
1. Each instructional space and room of assembly which is illuminated with the use of high intensity discharge (HID) sources, such as mercury vapor, high pressure sodium and metal halide lamps, shall also be provided with a second source of illumination to provide illumination instantly upon activation of the circuit. All high intensity discharge (HID) lamps shall be of the fail-safe type which will permanently extinguish within 15 minutes after the outer glass of the bulb is broken. All lamps shall be provided with a glass or plastic lens to protect the bulb.
 2. All school buildings shall be equipped with a mechanical air supply and exhaust ventilation system which will provide, during periods of occupancy, standard tempered outdoor air supply and mechanical exhaust at the minimum rates set forth in the mechanical subcode.
- (d) Pursuant to Reorganization Plan No. 114-1996, the Department or the municipal code enforcing agency shall have authority to enforce and cite violations of [N.J.A.C. 6A:26-6.3](#), [6.4](#), and [8.1](#).

History

HISTORY:

Amended by R.1986 d.142, effective May 5, 1986.

See: 17 N.J.R. 1169(a), 18 N.J.R. 945(a).

New (a)7; old (a)7 through 9 renumbered (a)8.-10.

Administrative Change: This section was originally part of [N.J.A.C. 5:23-3.11](#).

See: 18 N.J.R. 1842(a).

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Amended by R.1988 d.155, effective April 4, 1988.

See: 20 N.J.R. 824(d).

Added (d). This was amended by the rule adoption of the Department of Education published in the New Jersey Register at 20 N.J.R. 824(d).

Administrative Correction to (c).

See: 22 N.J.R. 2503(b).

Amended by R.1990 d.507, effective October 15, 1990.

See: 22 N.J.R. 2208(a), 22 N.J.R. 3214(a).

Text conformed to P.L. 1990, c.23, qualified agencies may perform plan review of public school structures.

Amended by R.1991 d.309, effective June 17, 1991.

See: 23 N.J.R. 1084(a), 23 N.J.R. 1922(a).

Rule conformed to P.L. 1990 c. 23; text at (c) revised to specify type of project covered; BOCA cites updated; reference to [N.J.A.C. 6:22](#) added.

Amended by R.1993 d.662, effective December 20, 1993.

See: 25 N.J.R. 3891(a), 25 N.J.R. 5918(a).

Amended by R.1997 d.417, effective October 6, 1997.

See: [29 N.J.R. 3387\(a\)](#), [29 N.J.R. 4285\(a\)](#).

Deleted (a); recodified former (b) through (e) as (a) through (d); in (b), Inserted "Prior to the release ... of projects,"; in (b)1 and 2, inserted "public" preceding "school buildings"; in (c)7, deleted option of inspecting agency requiring subsequent correction of any errors in the plans, inserted second sentence, and in third sentence amended notice provisions.

Amended by R.1998 d.332, effective July 6, 1998.

See: [30 N.J.R. 1377\(a\)](#), [30 N.J.R. 2421\(b\)](#).

In (d), substituted "alarm" for "detection", changed BOCA reference and substituted a reference to (d)5ii for a reference to (e)5ii in 5, and changed BOCA in 6.

Amended by R.2000 d.166, effective April 17, 2000.

See: [31 N.J.R. 4151\(a\)](#), [32 N.J.R. 1376\(a\)](#).

Rewrote the section.

Amended by R.2001 d.127, effective April 16, 2001.

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See: [33 N.J.R. 392\(a\)](#), [33 N.J.R. 1195\(a\)](#).

In (a)3, substituted "instructional spaces, the size of any such spaces" for "units" and substituted "such" for "instructional".

Administrative change.

See: [33 N.J.R. 4101\(a\)](#).

Amended by R.2004 d.68, effective February 17, 2004.

See: [35 N.J.R. 4630\(a\)](#), [36 N.J.R. 952\(a\)](#).

In (b), inserted "and approval by" following "upon notice to" and substituted "a" for "any" preceding "municipal code" in the introductory paragraph and added 1i; in (c), rewrote the introductory paragraph of 1, substituted a reference to the building subcode for a reference to BOCA/96 section 918.5 in 2 and substituted a reference to the mechanical subcode for a reference to the BOCA National Mechanical Code in 4.

Administrative correction.

See: [41 N.J.R. 2648\(a\)](#).

Amended by R.2013 d.081, effective June 3, 2013.

See: [44 N.J.R. 1303\(a\)](#), [45 N.J.R. 1393\(a\)](#).

Rewrote the introductory paragraph of (a); deleted (a)1 through (a)5; deleted (c)1 through (c)2; recodified former (c)3 and (c)4 as (c)1 and (c)2; and in (d), substituted "6.3, 6.4, and 8.1" for "6.2".

Amended by R.2015 d.029, effective February 17, 2015.

See: [46 N.J.R. 1507\(a\)](#), [47 N.J.R. 459\(a\)](#).

Added (a)1; and in the introductory paragraph of (b), deleted ", upon notice to and approval by the Department," following "district".

Annotations

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§ 5:23-3.11B Underground storage tank systems

- (a) The installation, repair (other than "minor repair," as defined in [N.J.A.C. 7:14B-10.5](#)), and closure (or "demolition") of underground storage tank systems, as defined in [N.J.A.C. 7:14B-10.1](#), shall be controlled by the State Uniform Construction Code and by N.J.A.C. 7:14B-1 through 15.
- (b) A DEP permit for the installation, repair or closure of an underground storage tank system that requires a DEP approval, or any part thereof, or an emergency permit granted pursuant to [N.J.A.C. 7:14B](#), shall be a prior approval for any permit application submitted pursuant to the State Uniform Construction Code Act and these rules. Applicants installing secondarily contained systems for which no prior DEP approval is necessary shall be required to submit engineering drawings of the secondarily contained systems and to certify that the underground storage tank system meets all requirements of [N.J.A.C. 7:14B](#).
- (c) Construction code officials shall retain all penalty powers, as set forth in these rules, with respect to the installation, usage or closure (demolition) of underground storage tank systems and parts thereof in violation of the State Uniform Construction Code Act or these rules.
- (d) The following types of underground storage tank systems requiring a construction permit are exempt from the requirements of [N.J.A.C. 7:14B](#):
1. Farm or residential tanks of 1,100 gallons or less capacity used for storing motor fuel for noncommercial purposes;
 2. Tanks with a capacity of 2,000 gallons or less used to store heating oil for onsite consumption in a nonresidential building;
 3. Tanks used to store heating oil for onsite consumption in a residential building;
 4. Septic tanks installed in compliance with rules adopted by DEP pursuant to P.L. 1954, c.199 ([N.J.S.A. 58:11-23](#) et seq.);
 5. Tanks situated in an underground area, including, but not limited to, basements, cellars, mines, drift shafts, or tunnels, if the storage tank is situated upon or above the surface of the floor;

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6. Tanks situated in an underground area, including, but not limited to, basements, cellars, mines, drift shafts, or tunnels, if the storage tank is equipped with secondary containment and is uncovered so as to allow visual inspection of the exterior of the tank;
7. Wastewater treatment tanks;
8. Electrical equipment;
9. Hydraulic lift tanks; and
10. Any pipes, lines, fixtures, or other equipment connected to any tank exempted from the provisions of [N.J.A.C. 7:14B](#) as set forth in (b)1 to 9 above.

History

HISTORY:

New Rule, R.1990 d.562, effective November 19, 1990.

See: 22 New Jersey Register 2629(c), 22 New Jersey Register 3482(d).

Amended by R.1997 d.409, effective October 6, 1997.

See: [29 New Jersey Register 2736\(a\)](#), [29 New Jersey Register 4281\(a\)](#).

In (d)3, deleted maximum capacity for tanks of 2000 gallons.

Amended by R.1998 d.332, effective July 6, 1998.

See: [30 New Jersey Register 1377\(a\)](#), [30 New Jersey Register 2421\(b\)](#).

In (d)3, deleted "with a capacity of 2000 gallons or less" following "Tanks".

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§ 5:23-3.12 Amended rules

Whenever the Commissioner shall make any modifications to the rules, notice of same shall be published in the New Jersey Register.

History

HISTORY:

Amended by R.1995 d.544, effective October 16, 1995.

See: [27 New Jersey Register 2827\(a\)](#), [27 New Jersey Register 3933\(a\)](#).

Amended by R.2000 d.413, effective October 16, 2000.

See: [32 New Jersey Register 2278\(a\)](#), [32 New Jersey Register 3783\(a\)](#).

Rewrote the section.

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NJ - New Jersey Administrative Code > TITLE 5. COMMUNITY AFFAIRS > CHAPTER 23. UNIFORM CONSTRUCTION CODE > SUBCHAPTER 3. SUBCODES

§ 5:23-3.13 Code change proposals

(a) The following apply to State-sponsored model code change proposals:

1. Any private party, municipality, other political subdivision, or agency of the State seeking to submit a State-sponsored model code change proposal shall do so not less than 240 days prior to the code change meeting of the model code adoption agency for which the amendment is being proposed.
2. Such proposal shall be on a form provided by the model code organization where one is available. If none is available, such proposal shall state the name and address of the party or official proposing the model code change, the company, agency, or political subdivision represented, if applicable, the text of the amendment suggested and an explanation of the amendment together with any technical justification deemed necessary by the proponents.
3. A hearing shall thereafter be held in accordance with [N.J.S.A. 52:27D-124](#) of the Act.
4. Copies of the submitted applications for model code change proposals, transcripts of hearings on such applications, and State-sponsored model code change proposals, as adopted, shall be available from the Department at a fee of \$.50 per page.
5. Whenever a model code change hearing is scheduled so as not to allow adequate time to meet the procedures set forth in this section and in [N.J.S.A. 52:27D-124](#) of the Act, the Commissioner may hold a hearing and require the advice of the Code Advisory Board within a lesser time period, as the situation dictates.

(b) The following apply to rehabilitation subcode code change proposals:

1. Proposals for code changes to the rehabilitation subcode (N.J.A.C. 5:23-6) may be submitted to the Department at any time. Those rehabilitation subcode code change proposals submitted by January 31 shall be considered with the changes received during the previous calendar year.
2. A rehabilitation subcode code change proposal shall include the following information:
 - i. The name, organization, mailing address, telephone number, facsimile number, and e-mail address of the proponent of the proposed code change;

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- ii. The primary section of the rehabilitation subcode proposed for change and any other section(s) where corresponding changes are required. Language proposed for deletion shall be presented in brackets and language proposed for addition shall be underlined; and
 - iii. A description and supporting statement for the proposed code change.
3. Rehabilitation subcode code change proposals may be submitted on the form provided in subchapter Appendix 3-A, incorporated herein by reference.
 4. Rehabilitation subcode code change proposals shall be submitted to the Code Development Unit, Department of Community Affairs, Division of Codes and Standards, PO Box 802, Trenton, New Jersey 08625. Code change proposals may be faxed to the Code Development Unit at (609) 984-7717 or (609) 633-6729.
 5. A public hearing for rehabilitation subcode code change proposals shall be held prior to a scheduled Code Advisory Board meeting. The date and time of the public hearing on rehabilitation subcode code change proposals may be obtained by contacting the Code Development Unit at (609) 984-7609.
- (c) The following apply to code change proposals to other State-developed subcodes:
1. Proposals for code changes to other State-developed subcodes may be submitted to the Department at any time and shall include the information outlined in (b)2 above.
 2. Code change proposals to other State-developed subcodes shall be submitted to the Code Development Unit in accordance with (b)4 above.

History

HISTORY

Amended by R.2004 d.261, effective July 6, 2004.

See: [36 N.J.R. 1267\(a\)](#), [36 N.J.R. 3275\(a\)](#).

Rewrote the section.

Amended by R.2005 d.342, effective October 17, 2005.

See: [37 N.J.R. 2325\(a\)](#), [37 N.J.R. 3974\(a\)](#).

In (a)1, added "private party," and substituted "240" for "90"; in (a)2, added "party or", "company,", ",," following "agency", and "if applicable,,"; added (c).

Annotations

Notes

Chapter Notes

NEW JERSEY ADMINISTRATIVE CODE

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§ 5:23-3.14 Building subcode

(a) Rules concerning the building subcode are as follows:

1. Pursuant to authority of P.L. 1975, c. 217, as modified by P.L. 1996, c. 53, the Commissioner hereby adopts the model code of the International Code Council, 2018 International Building Code, known as the "IBC/2018." This code is hereby adopted by reference as the building subcode for New Jersey subject to the modifications stated in (b) below.

i. Copies of this code may be obtained from the International Code Council at 4051 West Flossmoor Road, Country Club Hills, Illinois 60478-5795.

ii. The IBC/2018, as amended, may be known and cited as the "building subcode."

2. Any references to the International Plumbing Code or the International Existing Building Code listed in Chapter 35 shall be considered a reference to the appropriate plumbing subcode or to the rehabilitation subcode, N.J.A.C. 5:23-6, as appropriate.

(b) The following chapters of the building subcode are modified as follows:

1. Chapter 1, Scope and Administration, shall be deleted in its entirety. In addition, any referenced section of Chapter 1 shall be deleted throughout the code and "the administrative provisions of the Uniform Construction Code ([N.J.A.C. 5:23](#))" shall be inserted.

2. Chapter 2, Definitions, shall be amended as follows:

i. The definition of "addition," shall be deleted.

ii. In the definition of agricultural buildings, "A structure qualifying under the Uniform Construction Code definition of a Commercial Farm Building may be built according to the regulations at [N.J.A.C. 5:23-3.2\(d\)](#)" shall be inserted after the last sentence.

iii. The definition of "alteration" shall be deleted.

iv. The definition of "approved" is modified to add the words "or other appropriate subcode official" after the words "building official."

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- v. The definition of "building" shall be deleted and the following shall be inserted: "BUILDING. A structure enclosed with exterior walls or fire walls, built, erected and framed of component structural parts, designed for the housing shelter, enclosure and support of individuals, animals or property of any kind. When used herein, building and structure shall be interchangeable except where the context clearly indicates otherwise."
- vi. The definition of "ambulatory care facility" shall be amended as follows: the phrase, "who are rendered incapable of self-preservation by the services provided or staff has accepted the responsibility for care recipients already incapable" shall be deleted and "where evacuation is impractical" shall be inserted.
- vii. The definition of "building line" shall be deleted.
- viii. The definition of "building official" shall be deleted and the following shall be inserted: "BUILDING SUBCODE OFFICIAL. A qualified person appointed by the municipal appointing authority or the commissioner pursuant to the act and the regulations to enforce the provisions of the building subcode within the jurisdiction of the enforcing agency."
- ix. The definition of "change of occupancy" shall be deleted.
- x. The definition of "clinic, outpatient" shall be amended as follows: the phrase "who are not rendered incapable of self-preservation by the services provided" shall be deleted, and "where evacuation is slow" shall be inserted.
- xi. The definition of "deferred submittal" shall be deleted.
- xii. The definition of "detoxification facilities" shall be amended as follows: the phrase "who are incapable of self-preservation or are harmful to themselves or others" shall be deleted, and "where evacuation is impractical" shall be inserted.
- xiii. In the definition of "dwelling unit," "living as a single housekeeping unit" shall be inserted after "persons."
- xiv. The definition of "evacuation, impractical" shall be inserted as follows:
"EVACUATION, IMPRACTICAL. The movement of all occupants, residents and staff to an exit in more than 13 minutes."
- xv. The definition of "evacuation, slow" shall be inserted as follows:
"EVACUATION, SLOW. The movement of all occupants, residents and staff to an exit in more than 3 minutes, but not more than 13 minutes."
- xvi. The definition of "existing building" shall be deleted.
- xvii. The definition of "existing structure" shall be deleted.
- xviii. The definition of "foster care facilities" shall be deleted.

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- xix.** The definition of "historic building" shall be deleted.
- xx.** The definition of "hospitals and psychiatric hospitals" shall be amended as follows: "who are incapable of self-preservation" shall be deleted, and "where evacuation is impractical" shall be inserted.
- xxi.** The definition of "incapable of self-preservation" shall be deleted. This deletion shall include its cross-reference definition of the term "self-preservation, incapable of."
- xxii.** The definition of "jurisdiction" shall be deleted.
- xxiii.** The definition of "lodging house" shall be deleted.
- xxiv.** In the definition of "merchandise pad," "as indicated in Section 105.2" shall be deleted.
- xxv.** A definition of "nightclub" shall be inserted as follows:
- "NIGHTCLUB. All buildings and places of public assembly designed for use as dance halls, eating and/or drinking establishments, and similar occupancies, in which the established maximum permitted occupant load exceeds the number of seats provided by more than 30 percent or which affords less than 12 square feet net area per occupant. For purposes of determining the net area per occupant, only the actual public assembly room or rooms shall be considered. For purposes of applying the requirements of this code, the nightclub shall include all rooms, lobbies and other spaces connected thereto with a common means of egress and entrance."
- xxvi.** The definition of nursing home shall be amended as follows: the phrase "incapable of self-preservation" shall be deleted, and "of impractical evacuation" shall be inserted.
- xxvii.** The definition of "owner" shall be deleted and the following shall be inserted: "OWNER. The owner or owners in fee of the property of a lesser estate therein, a mortgagee or vendee in possession, an assignee of rents, receiver, executor, trustee, lessee or any other person, firm or corporation, directly or indirectly in control of a building, structure or real property and shall include any subdivision thereof of the State."
- xxviii.** The definitions of "permit" and "person" shall be deleted.
- xxix.** A definition of "radioactive material" shall be inserted as follows:
- "RADIOACTIVE MATERIAL. Any material or combination of materials that spontaneously emit ionizing radiation."
- xxx.** The definition of "Registered Design Professional in Responsible Charge" shall be deleted.
- xxxi.** The definition of the "Relocatable Building" shall be deleted.
- xxxii.** The definition of "repair" shall be deleted.
- xxxiii.** The definition of the "residential health care facility" shall be inserted as follows:

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"RESIDENTIAL HEALTH CARE FACILITY. A facility not located with, and operated by, a licensed health care facility that provides food, shelter, supervised health care and related services, in a homelike setting, to four or more persons 18 years of age or older who are unrelated to the owner or administrator."

xxxiv. The definition of "rooming house" shall be inserted as follows: "ROOMING HOUSE: A building arranged or used for single occupancy where no meals or personal or financial services are provided to the residents. For the purposes of applying this definition, personal services shall mean, any services permitted or required to be furnished by an owner or operator to a resident, other than shelter, including but not limited to, meals or other food services, and assistance in dressing, bathing or attending to other personal needs."

xxxv. The definition of "single residential occupancy" shall be inserted as follows:

"SINGLE RESIDENTIAL OCCUPANCY: A building arranged or used for individual non-transient residency by persons living independently of one another, regardless of whether the residents share the use of common facilities, such as kitchen or bathing facilities."

xxxvi. In the definition of "Special Inspector," "building official" shall be deleted and "construction official" shall be inserted. Additionally, the following sentence shall be added: "Special inspectors shall be certified in accordance with the administrative provisions of the Uniform Construction Code."

xxxvii. The definition of "start of construction" shall be deleted.

xxxviii. The definition of "structure" shall be deleted and the following shall be inserted: "STRUCTURE. A combination of materials to form a construction for occupancy, use, or ornamentation, whether installed on, above, or below the surface of a parcel of land; provided the word "structure" shall be construed when used herein as though followed by the phrase "or part or parts thereof and all equipment therein" unless the context clearly requires a different meaning.

xxxix. The definitions of the terms "substantial improvement" and "substantial damage" shall be deleted.

xl. The definition of "Type B Unit" shall be deleted.

3. Chapter 3, Use and Occupancy Classification, shall be amended as follows:

i. In Table 307.1(2), Maximum Allowable Quantity Per Control Area of Hazardous Materials Posing a Health Hazard<a,b,c,j>, the following shall be inserted as the fourth row of the table under "Material," "Storage<d>," "Use-Closed Systems<d>," and "Use-Open Systems<d>:"

Radioactive<j>	25 REM unsealed source	100 REM sealed source	25 REM sealed source
	sealed source		

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- j. Maximum dosage allowed in any single whole-body short-term (1 hour or less) exposure.
- ii. In Section 307.6, High-hazard Group H-4, "Radioactive material" shall be inserted in the list of materials.
- iii. Section 308.1, Institutional Group I, shall be amended as follows: In the fourth and fifth line, "who are or are not capable of self-preservation without physical assistance" shall be deleted and "where evacuation is slow or impractical" shall be inserted in its place.
- iv. In Section 308.2, Institutional Group I-1, in the fourth line following "environment" a comma shall be inserted and "and" shall be deleted. In the fifth line, following the word "care" the following shall be inserted: "and are capable of slow evacuation." Additionally, in the list, the word "treatment" shall be inserted following "drug" in the first item; "Assisted living facilities" and "Congregate care facilities" shall be deleted; and the terms "Boarding houses" and "Residential health care facilities" shall be inserted.
- v. In Section 308.3, Group I-2, "who are incapable of self-preservation" shall be deleted and "where evacuation is impractical" shall be inserted. Additionally, "Assisted living facilities" shall be added to the list and "Foster care facilities" shall be deleted.
- vi. In Section 308.3.2, Five or fewer persons receiving medical care, in the sixth and seventh line delete "903.3.1.3 or with Section P2904 of the International Residential Code" and insert "903.3.1.1".
- vii. In Section 308.4, Institutional Group I-3, in the fourth and fifth lines "who are generally incapable of self-preservation" shall be deleted and "where evacuation is impractical" shall be inserted.
- viii. Section 308.5.1, Classification as Group E, shall be deleted in its entirety.
- ix. In Section 310.2, Residential Group R-1, in the third line "in nature" shall be deleted. Additionally, the list of occupancies shall be deleted in its entirety and the following list inserted:
 - "Hotels
 - Motels
 - Vacation timeshare properties"
- x. In Section 310.3, Residential Group R-2, in the third line "in nature" shall be deleted. Additionally, the following shall be deleted from the list of occupancies: "Boarding houses (non-transient)," "Congregate living facilities (non-transient) with more than 16 occupants," "Hotels (non-transient)," "Motels (non-transient)," and "Vacation timeshare properties." The following item shall be added to the list: "Rooming houses with more than 5 occupants".
- xi. In Section 310.4, Residential Group R-3, in the second and third line "in nature" shall be deleted. Additionally, in the list of occupancies, Congregate living facilities (nontransient) with 16 or

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fewer occupants, shall be deleted and Boarding houses (non-transient) shall be amended by deleting "(non-transient)," and by inserting "with 5 or fewer occupants". The terms "Convents," "Dormitories," "Fraternities and Sororities," "Monasteries," "Congregate living facilities (transient) with 10 or fewer occupants," "Boarding Houses (transient)," and "Lodging houses with five or fewer guest rooms and 10 or fewer occupants" shall be deleted. The terms "Alcohol and drug treatment houses with 5 or fewer residents," "Detached one- and two-family dwellings greater than three stories in height, multiple single-family townhouses greater than three stories in height, attached two-family dwellings separated from adjacent units by firewalls, and other one- and two-family dwellings that are outside the scope of the one- and two-family dwelling subcode," "Group homes with five or fewer occupants in accordance with Section 308.2.4," "Rooming houses with five or fewer occupants," and "Single residential occupancies, accessory to a dwelling unit, having no more than five roomers or lodgers. (Single occupancies, accessory to a dwelling unit, having more than five roomers or lodgers shall be classified as Group R-2 or I-1, as appropriate.)" shall be inserted.

xii. Section 310.4.1, Care facilities within a dwelling, and Section 310.4.2, Lodging houses, shall be deleted.

xiii. In Section 310.5, Residential Group R-4, in the fifth line following "environment" a comma shall be inserted and "and" shall be deleted. In the fifth line, following the word "care," the following shall be inserted: "and are capable of slow evacuation". Additionally, in the list, the word "treatment" shall be inserted following "drug" in the first item; "Assisted living facilities" and "Congregate care facilities" shall be deleted; and the term "Boarding houses" shall be inserted.

xiv. New Section 310.6, Residential Group R-5, shall be inserted as follows: "Residential Group R-5 occupancies shall include all detached one- and two-family dwellings not more than three stories in height with a separate means of egress and multiple single-family townhouses not more than three stories in height with a separate means of egress designed and constructed in accordance with the International Residential Code. This Group shall also include:

Care facilities that provide accommodations for five or fewer persons receiving care;

Single residential occupancies, accessory to a dwelling unit, having no more than five roomers or lodgers. (Single occupancies, accessory to a dwelling unit, having more than five roomers or lodgers shall be classified as Group R-2 or I-1, as appropriate.);

Group Homes with 5 or fewer occupants in accordance with Section 308.2.4;

Rooming houses with five or fewer residents;

Cooperative sober living residences with not more than 10 occupants, excluding staff; each occupant, including staff, shall be capable of prompt evacuation."

4. Chapter 4, Special Detailed Requirements Based on Use and Occupancy, shall be amended as follows:

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- i. In Section 402.8.3, Number of Means of Egress, "used by persons other than employees" shall be deleted.
 - ii. In Section 406.3.2.1, Dwelling unit separation, the last sentence shall be deleted.
 - iii. In Section 407.2.6, Nursing home cooking facilities, in the title, add "and Assisted Living" after home.
 - iv. In Section 407.4.4.1, Exit access through care suites, the first sentence shall be deleted.
 - v. In Section 407.11, Electrical systems, "Chapter 27" shall be deleted and "the electrical subcode ([N.J.A.C. 5:23-3.16](#))" shall be inserted.
 - vi. In Section 411.3, Automatic sprinklers, the exception shall be deleted in its entirety.
 - vii. In Section 414.1.3, Information required, "building official" shall be deleted in the first and third sentences and "fire protection subcode official" shall be inserted.
 - viii. In Section 419.9, Plumbing facilities, "Chapter 29" shall be deleted in the first and second sentence and "the plumbing subcode ([N.J.A.C. 5:23-3.15](#))" shall be inserted.
 - ix. In Section 420, "I-2 Assisted Living," shall be inserted in the title. Additionally, in Section 420.7, Group I-1 Assisted living housing units, in the title and in the first line, change "I-1" to "I-2"; delete Item #4; and in Item #5, change "Group I-1, Condition 2" to "Group I-2, Condition 1".
 - x. In Section 422.2, Separation, the phrase "to be incapable of self-preservation at any time" shall be deleted, and "of impractical evacuation" shall be inserted.
 - xi. In Section 422.6, Electrical systems, "Chapter 27" shall be deleted and "the electrical subcode ([N.J.A.C. 5:23-3.16](#))" shall be inserted.
 - xii. Section 423, Storm Shelters, shall be deleted in its entirety.
5. Chapter 5, General Building Heights and Areas, shall be amended as follows:
- i. Section 502.1, Address identification, shall be deleted in its entirety.
 - ii. Table 504.3 "ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE" shall be amended as follows:
 - (1) In the first column, OCCUPANCY CLASSIFICATION, Group U shall be deleted.
 - (2) In the first column, OCCUPANCY CLASSIFICATION, superscript i shall be inserted at Group I-4. In addition, the following note shall be added to the table: : "i. Child care facilities of Types IIB, III, IV or V construction shall be limited to 20 feet in height above grade plane."
 - (3) c, d, e, f and h shall be deleted.
 - (4) Under Occupancy Classification H-1, H-2, H-3, and H-5, the NS in the second column shall be deleted.

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- (5) Under Occupancy Classification H-4, the row that begins with NS shall be deleted.
- (6) Under Occupancy Classification I-1 Condition 1, I-3, the row that begins with NS shall be deleted.
- (7) Under Occupancy Classification I-1 Condition 2, I-2, the row that begins with NS shall be deleted.
- (8) Under the Occupancy Classification I-4, in the second column, the reference to footnote d shall be deleted from the NS.
- (9) Under Occupancy Classification R, the row that begins with NS shall be deleted.

iii. Table 504.4, ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE, shall be amended as follows:

- (1) c, d, e, f, and h shall be deleted.
- (2) Under construction Type VA for Group A-1 NS, "2" shall be deleted and "1" shall be inserted and for Group A-1 S, "3" shall be deleted and "2" shall be inserted.
- (3) Under construction Type IB for Group A-2 NS, "11" shall be deleted and "3" shall be inserted and for Group A-2 S, "12" shall be deleted and "4" shall be inserted. Under construction Types IIA and IIB for Group A-2 NS, "3" and "2" shall be deleted and "2" and "1" shall be inserted, respectively, and for Group A-2 S, "4" and "3" shall be deleted and "3" and "2" shall be inserted, respectively. Under construction Types IIIA and IIIB for Group A-2 NS, "3" and "2" shall be deleted and "2" and "1" shall be inserted, respectively, and for Group A-2 S, "4" and "3" shall be deleted and "3" and "2" shall be inserted, respectively. In addition, under construction Type IV for Group A-2 NS, "3" shall be deleted and "2" shall be inserted and for Group A-2 S, "4" shall be deleted and "3" shall be inserted. Finally, under construction Type VA for Group A-2 NS, "2" shall be deleted and "1" shall be inserted and for Group A-2 S, "3" shall be deleted and "2" shall be inserted.
- (4) Under construction Type IB for Group A-3 NS, "11" shall be deleted and "5" shall be inserted and for Group A-3 S, "12" shall be deleted and "6" shall be inserted. In addition, under construction Type VA for Group A-3 NS, "2" shall be deleted and "1" shall be inserted and for Group A-3 S, "3" shall be deleted and "2" shall be inserted.
- (5) Under construction Type IB for Group A-4 NS, "11" shall be deleted and "5" shall be inserted and for Group A-4 S, "12" shall be deleted and "6" shall be inserted. In addition, under construction Type VA for Group A-4 NS, "2" shall be deleted and "1" shall be inserted and for Group A-4 S, "3" shall be deleted and "2" shall be inserted.
- (6) The allowable number of stories for Group A-5 NS and S, construction Types IIIB, IV, VA, and VB shall be deleted.

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- (7) Under construction Type IB for Group B NS, "11" shall be deleted and "7" shall be inserted and for Group B S, "12" shall be deleted and "8" shall be inserted. In addition, under construction Type IIIA for Group B NS, "5" shall be deleted and "4" shall be inserted and for Group B S, "6" shall be deleted and "5" shall be inserted.
- (8) Under construction Type IB for Group F-1 NS, "11" shall be deleted and "6" shall be inserted and for Group F-1 S, "12" shall be deleted and "7" shall be inserted.
- (9) Under construction Type IB for Group F-2 NS, "11" shall be deleted and "7" shall be inserted and for Group F-2 S, "12" shall be deleted and "8" shall be inserted.
- (10) Under Occupancy Classifications H-1, H-2, H-3, H-4, and H-5, the row that begins with NS shall be deleted.
- (11) Under construction Type IA for Group H-2 S, "UL" shall be deleted and "3" shall be inserted. In addition, for construction type VB for Group H-2 S, "1" shall be deleted and "NP" shall be inserted.
- (12) Under construction Type IA for Group H-3 S, "UL" shall be deleted and "7" shall be inserted. In addition, under construction Type IIIA for Group H-3 S, "4" shall be deleted and "3" shall be inserted.
- (13) Under construction Type IA for Group H-4 S, "UL" shall be deleted and "8" shall be inserted. In addition, under construction Type IIIA for Group H-4 S, "6" shall be deleted and "5" shall be inserted.
- (14) Under Occupancy Classifications I-1, Condition 1, I-1, Condition 2, I-2, and I-3, the row that begins with NS shall be deleted.
- (15) Under construction Type VA for Group I-3 S, "3" shall be deleted and "2" shall be inserted. In addition, under construction type VB for Group I-3 S, "2" shall be deleted and "NP" shall be inserted.
- (16) Under OCCUPANCY CLASSIFICATION, add superscript "<i>" to Group I-4. In addition, the following note shall be added to the table: "i. Child care facilities of Types IIB, III, IV or V construction shall be limited to 1 story."
- (17) Under construction Type IB for Group M NS, "11" shall be deleted and "6" shall be inserted and for Group M S, "12" shall be deleted and "7" shall be inserted. In addition, under construction Type IIIA for Group M NS, "4" shall be deleted and "3" shall be inserted and for Group M S, "5" shall be deleted and "4" shall be inserted. Finally, under construction Type VA for Group M NS, "3" shall be deleted and "2" shall be inserted and for Group M S, "4" shall be deleted and "3" shall be inserted.
- (18) Under Occupancy Classifications R-1, R-2, R-3, and R-4 the row that begins with NS shall be deleted.

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(19) Under construction Type IB for Group R-1 S, "12" shall be deleted and "10" shall be inserted. In addition, under construction Type IIB for Group R-1 S, "5" shall be deleted and "4" shall be inserted. Finally, under construction Type IIIB for Group R-1 S, "5" shall be deleted and "4" shall be inserted.

(20) Under construction Type IB for Group R-2 S, "12" shall be deleted and "10" shall be inserted. In addition, under construction Type IIB for Group R-2 S, "5" shall be deleted and "4" shall be inserted. Finally, under construction Type IIIB for Group R-2 S, "5" shall be deleted and "4" shall be inserted.

(21) Under construction Type IB for Group R-3 S, "12" shall be deleted and "5" shall be inserted. Under construction Type IIB for Group R-3 S, "5" shall be deleted and "4" shall be inserted. In addition, under construction Type IIIB for Group R-3 S, "5" shall be deleted and "4" shall be inserted. Finally, under construction Type VB for Group R-3 S and S13R, "4" shall be deleted and "3" shall be inserted.

(22) Under construction Type IB for Group R-4 S, "12" shall be deleted and "5" shall be inserted. Under construction Type IIB for Group R-4 S, "5" shall be deleted and "4" shall be inserted. In addition, under construction Type IIIB for Group R-4 S, "5" shall be deleted and "4" shall be inserted.

(23) Under construction Type IB for Group S-1 NS, "11" shall be deleted and "5" shall be inserted and for Group S-1 S, "12" shall be deleted and "6" shall be inserted. In addition, under construction Type VA for Group S-1 NS, "3" shall be deleted and "2" shall be inserted and for Group S-1 S, "4" shall be deleted and "3" shall be inserted.

(24) Under construction Type IB for Group S-2 NS, "11" shall be deleted and "7" shall be inserted and for Group S-2 S, "12" shall be deleted and "8" shall be inserted. In addition, under construction Type VA for Group S-2 NS, "4" shall be deleted and "3" shall be inserted and for Group S-2 S, "5" shall be deleted and "4" shall be inserted.

(25) Group U shall be deleted.

iv. In Section 505.2.3, Openness, Exception 5 shall be deleted in its entirety.

v. Table 506.2, ALLOWABLE AREA FACTOR IN SQUARE FEET, shall be amended as follows:

(1) c, d, e, f, and h shall be deleted. The following portion of footnote "i" is deleted, "or the allowable area shall be permitted to comply with Table C102.1 of Appendix C."

(2) Under construction Type IIIB, IV, VA, and VB for Group A-5 NS, S1, and SM, "UL" shall be deleted.

(3) Under construction Type VB for Group H-2, S1, and SM, "3,000" shall be deleted and "NP" shall be inserted.

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- (4) Under construction Type VB for Group I-3 S1, "20,000" shall be deleted and "NP" shall be inserted and for Group I-3 SM, "15,000" shall be deleted and "NP" shall be inserted.
- (5) Group U shall be deleted.
- vi. Section 507.3, Nonsprinklered, one story, shall be deleted in its entirety.
- vii. Section 507.5, Two-Story buildings, shall be amended as follows: In the second line, "of Type I or Type II construction that is" shall be inserted after "building."
- viii. In Table 508.4, Required Separation of Occupancies (Hours), "U" shall be deleted in the fifth row and the fifth column of the table.
6. Chapter 6, Types of Construction, shall be amended as follows:
- i. In Table 602, Fire Resistance Rating Requirements for Exterior Walls Based on Fire Separation Distance, "U" shall be deleted from the heading of the fifth column. In addition, footnote h shall be deleted.
- ii. In Section 602.3, Type III, "(See FTO 14)" shall be inserted after "noncombustible materials." In addition, the second sentence shall be deleted.
7. Chapter 7, Fire and Smoke Protection Features, shall be amended as follows:
- i. In Section 703.3, Methods for determining fire resistance, Item #5 is amended to delete "Section 104.11" and insert "[N.J.A.C. 5:23-3.7](#)" in its place.
- ii. In Section 703.4, Automatic sprinklers, the last sentence shall be deleted.
- iii. In Section 705.2.3, Combustible Projections, in the exception, "and U" shall be deleted.
- iv. In Section 705.5, Fire-resistance rating, "10 feet (3048 mm)" shall be deleted in the second and third sentence and "5 feet (1524mm)" shall be inserted.
- v. In Table 705.8, MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION, Note j shall be deleted.
- vi. In Table 706.4, Fire Wall Fire Resistance Ratings, under the heading "Group," "U" shall be deleted.
- vii. Section 706.5, Horizontal continuity, 706.5.1, Exterior walls, and Section 706.5.2, Horizontal projecting elements, shall be deleted in their entirety. Section 707.6 of the 1996 BOCA National Building Code shall be inserted as follows: "Horizontal Continuity. Firewalls shall be made smoke tight at the junction of exterior walls. In exterior wall construction employing studs, the wall shall extend through the stud space to the exterior sheathing."
- viii. In Table 707.3.10, Fire-Resistance Rating Requirements For Fire Barrier Assemblies or Horizontal Assemblies Between Fire Areas, the last row containing "U" and "1" shall be deleted.

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- ix. In Section 715.3, Fire test criteria, in the exception, "10 feet (3048 mm)" shall be deleted and "5 feet (1524 mm)" shall be inserted.
- x. In Section 716.1.1, Alternative methods for determining fire protection ratings, exception 4, "Section 104.11" shall be deleted and "the administrative provisions of the Uniform Construction Code ([N.J.A.C. 5:23](#))" shall be inserted.
8. Chapter 9, Fire Protection Systems, shall be amended as follows:
- i. In Section 901.3, Modifications, "remove or" shall be deleted. Additionally, "building official" shall be deleted and "fire protection subcode official" shall be inserted.
- ii. In Section 901.5, Acceptance test, in the second sentence, "building official" shall be deleted and "fire protection subcode official" shall be inserted.
- iii. In Section 903.1.1, Alternative protection, "fire code official" shall be deleted and "fire protection subcode official" shall be inserted.
- iv. New Section 903.1.2, Residential systems, shall be inserted as follows:
- "903.1.2** Residential systems. Unless specifically allowed by this code, residential sprinkler systems installed in accordance with NFPA 13D or NFPA 13R shall not be recognized for the purpose of exceptions or reductions permitted by other requirements of this code."
- v. Section 903.2.1.2., Group A-2, shall be amended to add a new section 903.2.1.2.1 as follows:
- "903.2.1.2.1 In Group A-2 Nightclubs, the automatic sprinkler system shall be tied to the performance sound system and to the house lights in such a way that activation of the automatic sprinkler system mutes the performance sound system and restores the intensity of illumination to that required by Section 1008.2."
- vi. Section 903.2.2, Ambulatory Care Facilities, "Evacuation is impractical for" shall be inserted at the beginning of the sentence in item 1, and "are incapable of self-preservation" shall be deleted. "Evacuation is impractical for" shall be inserted at the beginning of the sentence in item 2, and "that are incapable of self-preservation" shall be deleted.
- vii. In Section 903.2.6, Group I, Exception # 2, insert "For other than buildings of construction Types IIIB or VB," at the beginning of the sentence. Additionally, insert "that accommodate 100 or fewer persons," following "level of exit discharge."
- viii. In Section 903.2.11.1, Stories without openings, ", of all buildings where the floor area exceeds 1,500 square feet (139.4 m²) and" shall be deleted. Additionally, in Item #1, in the first sentence, "exterior stairway complying with Section 1009 or an outside ramp complying with Section 1010" shall be deleted and "exterior exit stairway or ramp complying with Section 1027" shall be inserted.
- vix. New Section 903.2.13, Automatic sprinkler system thresholds, shall be inserted as follows: "An automatic sprinkler system shall be required in accordance with Section 903.3.1.1 when the

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maximum area is exceeded for the following construction types of Groups B, F-2, and S-2 in accordance with Table 903.2.13, Automatic Sprinkler System Thresholds. All others not listed shall follow the applicable requirements as set forth in the IBC/2018.

Automatic Sprinkler System Thresholds

Group B

	IIB	IIIB	VB
Story	Max. Area	Max. Area	Max. Area
1	36,000	*	*
2	72,000 (36,000 per floor)	*	*
3	99,360 (36,000 per floor)	99,360 (36,000 per floor)	*

Group F-2

Story	Max. Area	Max. Area	Max. Area
1	36,000	*	18,000
2	72,000 (36,000 per floor)	*	36,000 (18,000 per floor)
3	99,360 (36,000 per floor)	*	*

Group S-2<a>

	IIB	IIIB	VB
Story	Max. Area	Max. Area	Max. Area

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	IIB	IIIB	VB
Story	Max. Area	Max. Area	Max. Area
1	36,000	36,000	18,000
2	72,000 (36,000 per floor)	72,000 (36,000 per floor)	36,000 (18,000 per floor)
3	99,360 (36,000 per floor)	99,360 (36,000 per floor)	*

a. Exception--Open parking structures in accordance with Section 406.5

*Requirements as set forth in the IBC/2018"

x. In Section 903.3.1.1.1, Exempt locations, "fire code official" shall be deleted and "fire protection subcode official" shall be inserted in number 2.

xi. In Section 903.3.5, Water supplies, "International Plumbing Code" shall be deleted and "the plumbing subcode ([N.J.A.C. 5:23-3.15](#))" shall be inserted. Additionally, in the last sentence, "fire code official" shall be deleted and "fire protection subcode official" shall be inserted.

xii. In Section 903.3.6, Hose threads, "ire code official" shall be deleted and "fire protection subcode official" shall be inserted.

xiii. Section 903.3.8, Limited area sprinkler systems, Section 903.3.8.1, Number of sprinklers, Section 903.3.8.2, Occupancy hazard classification, Section 903.3.8.3, Piping arrangement, Section 903.3.8.4, Supervision, and Section 903.3.8.5, Calculations, shall be deleted and the following shall be inserted in its place: "903.3.8 Limited area sprinkler systems. Limited area sprinkler systems serving fewer than 20 sprinklers on any single connection are permitted to be connected to the domestic service where a wet automatic standpipe is not available. Limited area sprinkler systems connected to domestic water supplies shall comply with each of the following requirements:

1. Valves shall not be installed between the domestic water riser control valve and the sprinklers.

Exception: An approved indicating control valve supervised in the open position in accordance with Section 903.4.

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2. The domestic service shall be capable of supplying the simultaneous domestic demand and the sprinkler demand required to be hydraulically calculated by NFPA 13, NFPA 13R or NFPA 13D."

xiv. In Section 903.4, Sprinkler system supervision and alarms, in exception 2, delete "in accordance with Section 903.3.8."

xv. In Section 903.4.1, Monitoring, "fire code official" shall be deleted and "fire protection subcode official" shall be inserted.

xvi. Section 903.5, "Testing and Maintenance", shall be deleted and the following shall be inserted in its place: "903.5 Acceptance tests: All sprinkler systems with the exception of limited area sprinkler systems shall be tested in accordance with NFPA 13 listed in Chapter 35.

903.5.1 Flow test: All systems shall be tested at the test pipe to determine that water-flow detecting devices, including the associated alarm circuits, are in proper working order. Dry pipe systems shall deliver water to the inspector's test pipe in not more than 60 seconds.

903.5.2 Limited area sprinkler system acceptance test. All limited area sprinkler systems, which are not connected to a building standpipe system, shall be tested hydrostatically for a minimum of 15 minutes without visible leakage at the working pressure under which the system is to be used. Limited area sprinkler systems, which are connected to a building standpipe system, shall be tested in accordance with NFPA 13 listed in Chapter 35.

xvii. In Section 904.2, Where permitted, "fire code official" shall be deleted and "fire protection subcode official" shall be inserted.

xviii. In Section 904.5, Wet-chemical systems, delete the last sentence.

xvix. In Section 904.6, Dry-chemical systems, delete the last sentence.

xx. In Section 904.7, Foam systems, delete the last sentence.

xxi. In Section 904.8, Carbon dioxide systems, delete the last sentence.

xxii. In Section 904.9, Halon systems, delete the last sentence.

xxiii. In Section 904.10, Clean-agent systems, delete the last sentence.

xxiv. In Section 904.11.1.3 Water supply protection, "International Plumbing Code" shall be deleted and "the plumbing subcode ([N.J.A.C. 5:23-3.15](#))" shall be inserted.

xxv. In Section 905.2, Installation standards, Sections 915.4, 915.5, and 915.6 of the 1996 BOCA National Building Code shall be inserted as follows: "905.2.1 Piping design. The riser piping, supply piping and the water service piping shall be sized to maintain a residual pressure of at least 65 psi (448 kPa) at the topmost outlet of each riser while flowing the minimum quantities of water specified in Sections 905.2.1.1 and 905.2.1.2. The pipe size shall be based on the capacity of the automatic water supply system or, where an automatic water supply is neither required nor

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provided to maintain the residual pressure of 65 psi (448 kPa), the pipe size shall be based on a pressure of 150 psi (1,034 kPa) available at the fire department connection.

Exception: The residual pressure of 65 psi (448 kPa) is not required in buildings equipped throughout with an automatic sprinkler system installed in accordance with either Section 903.3.1.1 or 903.3.1.2 and also where the highest floor level is not more than 150 feet (45720 mm) above the lowest level of fire department vehicle access.

905.2.1.1 Riser sizing: The riser size shall be based on hydraulic calculations for a minimum flow of 500 gallons per minute (gpm) (1892 L/min.).

Exceptions:

1. Where only 1 1/2-inch valves are provided, the riser(s) shall be sized to provide a minimum flow of 100 gpm (378 L/min.).
2. In buildings where limited area sprinkler systems are supplied with water from a common standpipe riser, the riser shall be sized to satisfy total demand.
3. For occupancies in Group B, I, R-1 or R-2 in buildings that are equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, each riser shall be sized for a minimum flow of 250 gpm (945 L/min.).
4. Risers that are sized in accordance with the pipe schedule requirements of NFPA 14 listed in Chapter 35 are not subject to this requirement.

905.2.1.2 System pipe sizing: The system piping, including the horizontal or common feeder lines shall be sized for a minimum flow of 500 gpm (1,892 L/min.). Where more than one standpipe riser is required or provided, all common system piping shall be sized for a minimum flow of 500 gpm (1892 L/min.) for the first riser plus 250 gpm (945 L/min.) for each additional riser, and the total shall not be required to exceed 1,250 gpm (4731 L/min.).

Exceptions

1. Where only 1 1/2-inch valves are provided, the supply piping shall be sized for a minimum flow of 100 gpm (378 L/min.) for each riser, and the total shall not be required to exceed 500 gpm (1892 L/min.).
2. In buildings where limited area sprinkler systems are supplied with water from a common standpipe riser, the supply piping shall be sized for a minimum flow of 500 gpm (1892 L/min.) plus the sprinkler demand for the first riser, plus 250 gpm (945 L/min.) for each additional riser, and the total shall not be required to exceed 1,250 gpm (4731 L/min.).
3. For occupancies in Group B, I, R-1 or R-2 in buildings that are equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, all common supply piping shall be sized for a minimum flow of 250 gpm (945 L/min.) for the first riser plus 250

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gpm (945 L/min.) for each additional riser, and the total shall not be required to exceed 750 gpm (2838 L/min.).

905.2.2 Water supply: A water supply for fire department equipment shall be available to the building site. The water supply shall be capable of a minimum flow as required by Section 905.2.1.2 for a duration of 30 minutes.

905.2.2.1 Automatic water supply: An automatic water supply is required for all standpipe systems. The automatic water supply and supply piping shall be capable of delivering a flow of 500 gpm (1892 L/min.) at the residual pressure specified in Section 905.2.1 for a duration of 30 minutes.

Exceptions

1. In buildings equipped throughout with an automatic sprinkler system installed in accordance with either Section 903.3.1.1 or 903.3.1.2 and also where the highest floor is located not more than 150 feet (45720 mm) above the lowest level of fire department vehicle access, the automatic water supply is not required to exceed the requirements of NFPA 13 listed in Chapter 35.

2. Dry standpipe systems installed in open parking structures.

xxvi. New Section 905.3.2 shall be inserted as follows:

"905.3.2 Building area. In buildings exceeding 10,000 square feet (929 m²) in area per story, Class I automatic wet or manual wet standpipes shall be provided where any portion of the building's interior area is more than 200 feet (60,960 mm) of travel, vertically and horizontally, from the nearest point of fire department vehicle access.

Exceptions:

1. Buildings equipped throughout with automatic sprinkler systems installed in accordance with Section 903.3.1.1.
2. Group A-4, A-5, F-2, R-2, S-2 or U occupancies.
3. Automatic dry and semiautomatic dry standpipes are allowed as provided for in NFPA 14.

xxvii. Section 905.3.2, Group A, shall be renumbered as 905.3.3 with no change in text.

xxviii. Section 905.3.3, Covered mall buildings, shall be renumbered as 905.3.4. Additionally, "or 905.3.2" shall be added after "905.3.1" in the first and second sentence.

xxvix. Sections 905.3.4 through 905.3.8 shall be renumbered as 905.3.5 through 905.3.9 with no change in text.

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xxx. In Section 905.4, Location of Class I standpipe hose connections, Items 1 and 2 shall be deleted in their entirety. Section 915.7 of the 1996 BOCA National Building Code shall be inserted as Item 1 as follows: "A standpipe hose connection shall be located at each floor level at every exit stairway, and on each side of the wall adjacent to the exit opening of a horizontal exit.

Exceptions

1. Where the floor areas adjacent to a horizontal exit are reachable from exit stairway outlets by a 30-foot (9,144 mm) hose stream from a nozzle attached to 100 feet (30,480 mm) of hose, a hose connection shall not be required at the horizontal exit.

2. Standpipe hose connections for systems required by Section 905.3.2. shall be permitted to be located only at exits such that all portions of the building floor area are not more than 200 feet (60,960 mm) from a hose connection or 200 feet (122 m) from the nearest point of fire department vehicle access."

Also, renumber Items 3 through 6 as 2 through 5. Lastly, in Item #5, "fire code official" shall be deleted and "fire protection subcode official" shall be inserted.

xxxi. Insert Section 905.4.3 from Section 915.7.1 of the 1996 BOCA National Building Code as follows "905.4.3 Location: At each floor level and not more than 5 feet (1,524 mm) above the floor, there shall be connected to each standpipe a 2 1/2-inch hose connection with valves and threads compatible with the connections used by the local fire department."

xxxii. In Section 905.5.3, Class II system 1-inch hose, "fire code official" shall be deleted and "fire protection subcode official" shall be inserted.

xxxiii. In Section 905.11, Locking standpipe outlet caps, "fire code official" shall be deleted and "fire protection subcode official" shall be inserted.

xxxiv. In Section 906.1, Where required, in the exception to Item #1, insert the following exception from the 2009 International Building Code: "3. In new Group A, B and E occupancies equipped throughout with quick response sprinklers, portable fire extinguishers shall be required only in locations specified in Items 2 through 6." Additionally, in Item #6, "fire code official" shall be deleted and "fire protection subcode official" shall be inserted.

xxxv. In Section 906.5, Conspicuous location, "fire code official" shall be deleted and "fire protection subcode official" shall be inserted.

xxxvi. In Section 907.1.1, Construction Documents, "and" shall be inserted before "the International Fire Code" and "and relevant laws ordinances, rules and regulations, as determined by the fire code official" shall be deleted.

xxxvii. Section 907.1.2 Fire alarm shop drawings is deleted, and the following text from the 2015 International Building Code is substituted:

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907.1.2 Fire alarm shop drawings. Shop drawings for fire alarm systems shall be submitted for review and approval prior to system installation, and shall include, but not be limited to, all of the following where applicable to the system being installed:

1. A floor plan that indicates the use of all rooms.
2. Locations of alarm-initiating devices.
3. Locations of alarm notification appliances, including candela ratings for visible alarm notification appliances.
4. Design minimum audibility level for occupant notification.
5. Location of fire alarm control unit, transponders and notification power supplies.
6. Annunciators.
7. Power connection.
8. Battery calculations.
9. Conductor type and sizes.
10. Voltage drop calculations.
11. Manufacturers' data sheets indicating model numbers and listing information for equipment, devices and materials.
12. Details of ceiling height and construction.
13. The interface of fire safety control functions.
14. Classification of the supervising station.

xxxviii. In Section 907.2, Where required-new buildings and structures, Exception #2 shall have "fire code official" deleted and "fire protection subcode official" shall be inserted.

xxxvix. Add new section 907.2.1.2 as follows: "907.2.1.2 Group A-2 Nightclubs. An automatic fire detection system shall be installed throughout all Group A-2 nightclubs with an occupant load of 100 or more. If the alarm is activated by smoke detectors, it shall be activated by either two cross-zoned smoke detectors within a single protected area or a single smoke detector monitored by an alarm verification zone or an approved equivalent method and the smoke detectors shall be of a type designed to reduce the possibility of false notifications based on the conditions present in the area protected. The automatic fire detection system shall be tied to the performance sound system and to the house lights in such a way that activation of the fire detection system mutes the performance sound system and restores the intensity of illumination to that required by Section 1008.2.

Exception: Automatic fire detection systems are not required in buildings provided with an automatic sprinkler system throughout."

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- xl.** Section 907.2.1.2 Emergency voice/alarm communication captions, shall be renumbered as Section 907.2.1.3.
- xli.** In Section 907.2.3, Group E, Exception #3.1, "with alarm verification" shall be inserted at the end of the exception.
- xlii.** In Section 907.2.6, Group I, the following shall be inserted at the end of the section: "Alarms activated by smoke detectors required by this section shall be activated by a single smoke detector monitored by an alarm verification zone or an approved equivalent method."
- xliii.** Section 907.2.6, Group I, in Exception #2, "fire code official" shall be deleted and "fire protection subcode official" shall be inserted.
- xliv.** In Section 907.2.8, Group R-1, the following shall be inserted at the end of the section: "Alarms activated by smoke detectors required by this section shall be activated by a single smoke detector monitored by an alarm verification zone or an approved equivalent method."
- xlv.** A new Section 907.2.9A, Automatic smoke detection systems for Group R-4, shall be added to include Section 907.2.10.2, Automatic smoke detection system, of the IBC/2015:

907.2.9A, Automatic smoke detection systems for Group R-4. An automatic smoke detection system that activates the occupant notification system in accordance with Section 907.5 shall be installed in *corridors*, waiting areas open to *corridors* and *habitable spaces* other than *sleeping units* and kitchens.

Exceptions:

1. Smoke detection in *habitable spaces* is not required where the facility is equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1.
 2. An automatic smoke detection system is not required in buildings that do not have interior *corridors* serving *sleeping units* and where each *sleeping unit* has a *means of egress* door opening directly to an *exit* or to an exterior *exit access* that leads directly to an *exit*.
- xlvi.** In Section 907.4.2.5, Protective covers, "fire code official" shall be deleted and "fire protection subcode official" shall be inserted.
- xlvii.** In Section 907.5.1, Presignal feature, "fire code official" shall be deleted and "fire protection subcode official" shall be inserted.
- xlviii.** Section 907.5.2.3.3 is deleted and the following language from the 2015 International Building Code is substituted:

907.5.2.3.3 Group R-2. In Group R-2 occupancies required by Section 907 to have a fire alarm system, all dwelling units and sleeping units shall be provided with the capability to support

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visible alarm notification devices in accordance with Chapter 10 of ICC A117.1. Such capability shall be permitted to include the potential for future interconnection of the building fire alarm system with the unit smoke alarms, replacement of audible appliances with combination audible/visual appliances, or future extension of the existing wiring from the unit smoke alarm locations to required locations for visible appliances.

- xlix.** Section 907.6.6.2, Termination of monitoring service, shall be deleted.
- I.** In Section 909.5.2, Testing of leakage area, "fire code official" shall be deleted and "fire protection subcode official" shall be inserted.
 - II.** In Section 909.7, Airflow design method, "fire code official" shall be deleted and "fire protection subcode official" shall be inserted.
 - III.** In Section 909.8, Exhaust method, "fire code official" shall be deleted and "fire protection subcode official" shall be inserted.
 - IIII.** In Section 909.9, Design fire, "fire code official" shall be deleted and "fire protection subcode official" shall be inserted.
 - IV.** In Section 909.10, Equipment, "fire code official" shall be deleted and "fire protection subcode official" shall be inserted.
 - IV.** Section 909.12.1, Verification, in the exception, "building official" shall be deleted and "fire protection subcode official" shall be inserted.
 - IVI.** In Section 909.15, Control diagrams, "fire code official" shall be deleted and "fire protection subcode official" shall be inserted. Additionally, "in format and manner approved by the fire chief" shall be deleted.
 - IVII.** In Section 909.18.8.3, Reports, "The report shall be reviewed by the responsible registered design professional and, when satisfied that the design intent has been achieved, the responsible registered design professional shall seal, sign, and date the report" shall be deleted.
 - IVIII.** In Section 909.18.8.3.1, Report filing, "fire code official" shall be deleted and "fire protection subcode official" shall be inserted.
 - lix.** In Section 909.19, System acceptance, in the fourth and 10th line and in the exception, "fire code official" shall be deleted and "fire protection subcode official" shall be inserted.
 - lx.** In Section 909.20.6.3, Acceptance and testing, "building official" shall be deleted and "fire protection subcode official" shall be inserted.
 - lxi.** Section 909.21, Elevator hoistway pressurization alternative, shall be deleted in its entirety.
 - lxii.** In Section 910.1, General, "or otherwise installed" shall be inserted after "this code" in the first line.

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lxiii. In Section 911.1.1, Location and access, "fire code official" shall be deleted and "fire protection subcode official" shall be inserted.

lxiv. In section 911.1.6, in item 18, after the word "switch(es)" insert the phrase "that are provided in accordance with ASME A17.1/CSA B44, and."

lxv. In Section 912.1, Installation, insert the following at the end of the section:

"Exceptions

1. Limited area sprinkler systems supplied from the domestic water system.
2. Where the local fire department approves a single connection for a large diameter hose of at least four inches (102 mm).
3. An automatic sprinkler system with less than 20 sprinklers."

lxvi. New section 912.2, Connections, shall be inserted as follows:

"912.2 Connections: Fire department connections shall be arranged in such a manner that the attachment to any one sprinkler connection will serve all sprinklers, and the attachment to any one standpipe connection will serve all standpipes within the building.

Exception: Fire protection systems in high rise buildings designed with a low zone and a high zone may be provided with a connection for each zone."

lxvii. Section 912.2, Location, shall be renumbered as 912.3 and "fire protection subcode official in coordination with the" shall be inserted before "fire code official" in the last sentence.

lxviii. Section 912.2.1, Visible location, shall be renumbered 912.3.1 and "or as otherwise approved by the fire code official" shall be deleted.

lxix. Section 912.2.2, Existing buildings, shall be deleted in its entirety.

lxx. New Section 912.4, Height, shall be inserted as follows:

"912.4, Height. Fire department connections shall not be less than 18 inches (457 mm) and more than 42 inches (1,067 mm) in elevation, measured from the ground level to the centerline of the inlets."

lxxi. Section 912.3, Fire hose threads, shall be renumbered as 912.5.

lxxii. Section 912.4, Access, shall be renumbered as 912.6. Additionally, in the last sentence of the section and the last sentence of the exception, "fire code official" shall be deleted and "fire protection subcode official" shall be inserted.

lxxiii. Section 912.4.1, Locking fire department connection caps, shall be renumbered as 912.6.1 and "fire code official" shall be deleted and "fire protection subcode official" shall be inserted.

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- lxxiv.** Section 912.4.2, Clear space around connections, shall be renumbered as 912.6.2 and "except as otherwise required or approved by the fire code official" shall be deleted.
- lxxv.** Section 912.4.3, Physical protection, shall be renumbered as 912.6.3.
- lxxvi.** Section 912.5, Signs, shall be renumbered 912.7.
- lxxvii.** Section 912.6, Backflow protection, shall be renumbered as 912.8. Also, "International Plumbing Code" shall be deleted and "the plumbing subcode ([N.J.A.C. 5:23-3.15](#))" shall be inserted.
- lxxviii.** New Section 912.9, Projection, shall be inserted as follows: "912.9 Projection. Where the fire department connection will otherwise project beyond the property line or into the public way, a flush-type fire department connection shall be provided."
- lxxix.** Section 913.2.2, Circuits supplying fire pumps, shall be deleted in its entirety.
- lxxx.** Section 913.4.1, Test outlet valve supervision, shall be deleted.
- lxxxi.** In Section 915.1, General, the last sentence shall be deleted.
- lxxxii.** In Section 915.1.1, Where required, "in Group I-1, I-2, I-4 and R occupancies and in classrooms in Group E occupancies" shall be deleted.
- lxxxiii.** In Subsections 915.1.2 through 915.1.5, including the exceptions, the word "and" shall be deleted before "classrooms" and the words "or any other occupiable space(s)" shall be added following "classrooms." In addition, for subsection 915.1.4, exceptions 1 and 2.1, and subsection 915.1.5, exceptions 1 and 4, the word "or" shall be deleted before "classrooms" and the words "or any other occupiable space(s)" shall be added following "classrooms."
- lxxxiv.** In Section 915.2, Locations, "by Section 915.1.1" shall be deleted.
- lxxxv.** A new subsection 915.2.4, Other occupancies, shall be added as follows:
- "915.2.4** Other occupancies. Carbon monoxide detection equipment shall be installed in other occupancies. Systems using detectors shall have a distinct visual and audible notification at an approved location. When alarms are installed in lieu of detectors, they shall be located such that the audible signal is not less than 15 dB above the average ambient sound level.
- Exception: Carbon monoxide detection equipment shall not be required in locations, such as repair garages, where the presence of carbon monoxide may be expected as a function of the normal use of the space. Additionally, carbon monoxide detection equipment shall not be required in locations where battery charging for motorized equipment takes place. In such locations, carbon monoxide detection equipment shall be provided just outside such spaces at the points where these spaces connect to other occupiable space(s)."
- lxxxvi.** Section 915.6, Maintenance, shall be deleted in its entirety.

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9. Chapter 10, Means of Egress, shall be amended as follows:

- i. The term "or Type B unit" shall be deleted and "or" shall be inserted between "Accessible units" and "Type A units" in the following sections: Section 1010.1.1, Exceptions 1, 7, and 8; Section 1010.1.5, Exception 3; Section 1010.1.7, Exception 1.3; Section 1012.6.3, Exception 1; and Section 1012.6.4, Exception.
- ii. In Section 1003.2, Ceiling height, "7 feet 6 inches (2286 mm)" shall be deleted and "7 feet (2134 mm)" shall be inserted.
- iii. In Section 1004.5, Areas without fixed seating, the exception shall be deleted in its entirety.
- iv. In Table 1004.5, MAXIMUM FLOOR AREA ALLOWANCE PER OCCUPANT, in the first column, FUNCTION OF SPACE, 25th row, delete "swimming pools," "and pool," and "Decks"; in the second column, OCUPANT LOAD FACTOR, 25th row, delete "15 gross."
- v. In Section 1004.5.1, Increased occupant load, "7 square feet (.65 m²)" shall be deleted and "5 square feet (.47 m²)" shall be inserted.
- vi. In Section 1006.2.2.6, Groups R-3 and R-4, the title shall be deleted and the following shall be inserted: "Group R-4". Additionally, the first sentence of the section shall be deleted.
- vii. In Table 1006.2.1, Spaces with one exit or exit access doorway, in the 5th column of the 10th row (R-3), the reference to footnote a and g shall be deleted; and in footnote g, "R-3 and" shall be deleted. Additionally, in the heading over the 3rd, 4th, and 5th row, "Common Path of Egress" shall be deleted and "Exit Access" shall be inserted.
- viii. In Section 1006.3.3, Single exits, in condition 1, "common path of travel" shall be deleted and "exit access" shall be inserted.
- ix. In Table 1006.3.3(1), Stories with one exit or access to one exit for R-2 occupancies, in the heading of the fourth column, "common path of travel" shall be deleted and "exit access" shall be inserted.
- x. In Table 1006.3.3(2), Stories with One Exit or Access to One Exit from Other Occupancies, under the heading "Occupancy," "U" shall be deleted from the first row. Additionally, in the heading of the fourth column, "common path of travel" shall be deleted and "exit access" shall be inserted.
- xi. Section 1008.2.3, Exit discharge, is deleted.
- xii. In Section 1009.3.3, Area of refuge, Exception 2 shall be deleted.
- xiii. In Section 1009.4.1 "Standby power," in the second sentence "ASME A17.1/CSA B44 and" shall be inserted between the words "with" and "Chapter 27."
- xiv. In Section 1009.4.2 Area of refuge, Exception 2 shall be deleted.
- xv. In Section 1009.7.2, Separation, the exception shall be deleted.

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- xvi.** In Section 1010.1.1, Size of Doors, Exception 9 shall be deleted.
- xvii.** In Section 1010.1.4.5, Security grilles, "In Groups B, F, M, and S" shall be deleted and "horizontal" shall be capitalized.
- xviii.** In Section 1010.1.5, Floor elevation, in Exception 3, "7 3/4 inches (197 mm)" shall be deleted and "8 1/4 inches (210 mm)" shall be inserted. Additionally, Exception 5 shall be deleted.
- xix.** In Section 1010.1.7, Thresholds, in the Exception #1, "7 3/4 inches (197 mm)" shall be deleted and "8 1/4 inches (210 mm)" shall be inserted. Additionally, Exception #2 shall be deleted.
- xx.** In Section 1010.1.9.1, Hardware, "locks" shall be deleted.
- xxi.** Section 1010.1.9.4, Locks and latches, shall be amended as follows: In Item 2, following "Group A," insert "other than nightclubs". In the same item, "and in" shall be inserted before the word "Groups" and "and in places of religious worship" shall be deleted. In the same section, Item 7 shall be inserted as follows: "7. Key operation shall be permitted from a dwelling unit provided that the key cannot be removed from the lock when the door is locked from the side from which egress is made."
- xxii.** In Section 1010.1.10, Panic and fire exit hardware, in exception 1, "other than nightclubs" shall be inserted after "Group A occupancies." Additionally, in the second paragraph, "1,200" shall be deleted and "800" shall be inserted.
- xxiii.** In Section 1011.5.2, Riser height and tread depth, Exception 3, change the maximum riser height from "7 3/4 inches (197 mm)" to "8 1/4 inches (210 mm)," change the minimum tread depth from "10 inches (254 mm)" to "9 inches (229 mm)," and change the minimum winder tread depth at the walk line from "10 inches (254 mm)" to "9 inches (229 mm)." In the same section, Exception 4 shall be deleted.
- xxiv.** In Section 1013.5, Internally illuminated exit signs, "Chapter 27" shall be deleted and "the electrical subcode ([N.J.A.C. 5:23-3.16](#))" shall be inserted.
- xxv.** In Section 1014.2, Height, insert new Exception 1 as follows: "1. For occupancies of Group R-3, and within individual dwelling units in occupancies of Group R-2, handrails shall have a minimum height of 30 inches and a maximum height of 38 inches measured vertically from the nosing of the treads." In the same section, Exceptions 1 through 3 shall be renumbered as 2 through 4.
- xxvi.** In Section 1014.4, Continuity, Exception 4 shall be deleted.
- xxvii.** In Section 1015.3, Height, in Exception 1 "not more than three stories above grade in height" in the first and second line shall be deleted and "not more than three stories above grade in height with separate means of egress" in the third through fifth line shall be deleted. Additionally, in Exception 3, "34 inches (864mm)" shall be deleted and "30 inches (762 mm)" shall be inserted.

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xxviii. In Section 1015.8, Window sills, "36 inches (915 mm)" shall be deleted and "24 inches (610 mm)" shall be inserted.

xxix. Section 1020.1.1, Hoistway opening protection is deleted.

xxx. In Table 1020.1, Corridor Fire Resistance Rating, under the heading "Occupancy," "U" shall be deleted from the third row.

xxxi. In Section 1029.1.1, Bleachers, after "ICC 300", insert "Chapters 2, 3 and 4".

xxxii. At Section 1029.2, entitled "Assembly main exit", add the text "other than nightclubs," after "used for assembly purposes" at the beginning of the first and fourth sentences.

xxxiii. Add new section 1029.2.1 as follows:

"1029.2.1 Group A-2 Nightclubs. Buildings or portions thereof of Group A-2 nightclubs with an occupant load of 100 or more shall have a main entrance capable of serving as the main exit with an egress capacity for at least one-half the total occupant load. The remaining exits shall be capable of providing two-thirds of the total required exit capacity. Buildings or portions thereof of Group A-2 nightclubs with an occupant load of more than 300 shall have a main entrance capable of serving as the main exit with an egress capacity for at least two-thirds of the total occupant load. The remaining exits shall also be capable of providing two-thirds of the total required exit capacity."

xxxiv. Section 1030.1, General, shall be amended as follows: In the second paragraph, "Basements and" shall be deleted and "sleeping" shall be capitalized. In the same section, Exception 1 shall be deleted in its entirety. In Exception 2, "basements or" shall be deleted. In addition, Exception 3 shall be deleted in its entirety. Finally, Exception 2 shall be renumbered as Exception 1 and Exception 4 shall be renumbered as Exception 2.

xxxv. Section 1030.5, Bars, grills, covers and screens; the last sentence shall be deleted.

10. Chapter 11, Accessibility, shall be amended as follows:

i. In Section 1101.1, Scope, insert the following after the first sentence: "This chapter shall be interpreted to require access for people with disabilities, including, but not limited to occupants, employees, consumers, students, spectators, participants, or visitors."

ii. Insert Section 1101.2 as follows:

"1101.2 Existing facilities. Any building or portion of a building constructed or altered to be accessible shall be maintained accessible."

iii. In Section 1102.1, Design, "amended as follows:" shall be added to the end of the sentence and the following list shall be inserted:

1. The text at section 105.2, entitled "Documents," shall be amended as follows:

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- 1.1 In section 105.2.2.2, entitled "National Fire Alarm Code," delete "NFPA 72-2007" and insert "the edition of NFPA 72 adopted by reference in this subcode;"
 - 1.2 In section 105.2.3, entitled "Power Assist and Low Energy Power Operated Doors," delete "ANSI/BHMA A156.19-2007" and insert "the edition of ANSI/BHMA A156.19 adopted by reference in this subcode;"
 - 1.3 In section 105.2.4, entitled "Power Operated pedestrian Doors," delete "ANSI/BHMA A156.10" and insert "the edition of ANSI/BHMA A156.10 adopted by reference in this subcode;"
 - 1.4 In section 105.2.5, entitled "Safety Code for Elevators and escalators," delete "ASME/ANSI A17.1-2007/CSA B44-07" and insert "the edition of ASME/ANSI A17.1/CSA B44 adopted by reference in this subcode;"
 - 1.5 In section 105.2.6, entitled "Safety Standard for Platform Lifts and Stairway Chairlifts," delete "ASME/ANSI A18.1-2005" and insert "ASME/ANSI A18.1 adopted by reference in this subcode."
2. In section 106.5, delete the definition of "Administrative Authority";
 3. Delete Chapter 2, "Scoping";
 4. Section 410.2 shall be deleted in its entirety and the following language from the 2003 edition of ICC/ANSI A117.1-2003 shall be inserted:
 - 410.2 Lift Entry. Lifts with doors or gates shall comply with Section 410.2.1. Lifts with ramps shall comply with Section 410.2.2.
 - 410.2.1 Doors and Gates. Doors and gates shall be low energy power operated doors or gates complying with Section 404.3. Doors shall remain open for 20 seconds minimum. End door clear opening width shall be 32 inches (815 mm) minimum. Side door clear opening width shall be 42 inches (1065) minimum.

EXCEPTION: Lifts serving two landings maximum and having doors or gates on opposite sides shall be permitted to have self-closing manual doors or gates.
 - 410.2.2 Ramps. End ramps shall be 32 inches (815 mm) minimum in width. Side ramps shall be 42 inches (1065 mm) minimum in width.
 5. In section 410.5.2, Lifts with Doors on Adjacent Sides, the Exception shall be amended to add the following phrase after the words "in existing buildings," "where technically infeasible to provide the door arrangement prescribed by 410.5.2."
 6. Delete section 607.8, entitled "Water Temperature," in its entirety.
 7. Delete section 608.8, entitled "Water Temperature," in its entirety.

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- 8.** In section 611, entitled "Washing Machines and Clothes Dryers," delete section 611.3, entitled "Operable parts," and section 611.4, entitled "Height."
- 9.** Sections 804.5.2, entitled "Operable Parts," 804.5.3, entitled "Dishwasher," 804.5.4, entitled "Cooktop," 804.5.5, entitled "Oven," and 804.5.6, entitled "Refrigerator/Freezer," shall be deleted in their entirety.
- 10.** Amend section 1002.3.1, entitled "Location," as follows:
 - 10.1** In the Exception, delete the word "unfinished" in two places.
- 11.** In section 1002.15.2, Bed Frames, "with a minimum of six and one-half inches clear from the floor to the lowest level of the bed frame" shall be inserted at the end of the sentence.
- 12.** Amend section 1003.3.1, entitled "Location," as follows: Insert "1." before the existing exception and delete "unfinished" in two places. Additionally, insert "Exception 2. An accessible route is not required to exterior decks, patios, or balconies that have impervious or improved surfaces that are not more than four (4) inches below the finished floor level of the adjacent interior space of the dwelling unit."
- 13.** In Section 1003.9, Operable parts, Exception 2 shall be deleted and the following shall be inserted: "Receptacle outlets provided in a kitchen above a length of countertop shall not be required to comply with Section 309."
- 14.** Section 1003.10, Laundry equipment, shall be deleted in its entirety.
- 15.** Section 1003.11.2.5.2, entitled "Shower," shall be amended as follows:
 - 15.1** In the first line, after the word "Exception," insert the number "1."
 - 16.2** Add the following text at the end of the Exception: "2. The threshold for a shower compartment may be adaptable provided the shower threshold can be made accessible with minimal expense and effort."
- 16.** In section 1003.12.3.1, entitled "Clear Floor Space," delete Exception (a) in its entirety and insert in its place: "(a) the cabinetry can be removed or replaced as a unit,".
- 17.** In section 1003.12.3.2, entitled "Height," delete the exception in its entirety and insert the following in its place: "Exception: A counter that is adjustable or replaceable as a unit to provide a work surface at heights between 29 inches minimum and 36 inches maximum shall be permitted."
- 18.** In section 1003.12.4.1, entitled "Clear Floor Space," delete Exception 2 (a) in its entirety and insert in its place: "(a) the cabinetry can be removed or replaced as a unit,".
- 19.** In section 1003.12.4.2, entitled "Height," delete the exception in its entirety and insert the following in its place: "Exception: A sink and counter that is adjustable or replaceable as a unit at heights between 29 inches minimum and 36 inches maximum, provided rough-in plumbing

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permits connections of supply and drain piping for sinks mounted at heights of 29 inches, shall be permitted."

20. In section 1003.12.5, entitled "Appliances," delete the following sections: section 1003.12.5.1, entitled "Operable parts"; section 1003.12.5.3, entitled "Dishwasher"; section 1003.12.5.4, entitled "Cooktop"; section 1003.12.5.5, entitled "Oven"; and section 1003.12.5.6, entitled "Refrigerator/Freezer."

21. Delete section 1004, entitled "Type B Units," in its entirety.

iv. Section 1103.2.3, Detached dwellings, shall be deleted and the following shall be inserted:

"1103.2.3 Residential buildings or structures. The following residential buildings are not required to comply with this chapter.

1103.2.3.1 Townhouses. Townhouses are not required to comply with this chapter, except townhouses for which credit is sought for low and moderate income housing through the Council on Affordable Housing (COAH);

1103.2.3.1.1 For the purposes of applying this exemption, a townhouse shall be a single dwelling unit with two or more stories of dwelling space, exclusive of basement or attic, where each dwelling unit extends from foundation to roof. The dwelling unit shall have an independent entrance that shall serve one dwelling unit only at or near grade; most or all of the sleeping rooms shall be on one story; and most or all of the remaining habitable space, such as kitchen, living, and dining areas, shall be on another story; or

1103.2.3.2. Buildings of Group R-2, R-3, R-4, or R-5 with one, two, or three dwelling units in a single structure;

1103.2.3.2.1 For the purposes of determining the number of dwelling units in a single structure, firewalls or partywalls shall not constitute separate buildings.

1103.2.3.2.2 Exception: Townhouses or multistory dwelling units for which credit is sought for low or moderate income housing through the Council on Affordable Housing (COAH) and that are attached to at least one other dwelling unit shall comply with this chapter."

v. In Section 1103.2.5, Construction sites, the following exception shall be inserted:

"Exception: Construction site trailers used as sales offices shall be accessible."

vi. Section 1104.1, Site arrival points, in the exception, "Other than in buildings or facilities containing or serving Type B units," shall be deleted and "an" shall be capitalized.

vii. Section 1104.4, Multistory buildings and facilities, shall be deleted and the following shall be inserted:

"1104.4 Multilevel nonresidential buildings and multilevel buildings of Group R-1

1104.4.1 Small Buildings. Small buildings, defined as those with a total gross enclosed floor area of less than 10,000 square feet, shall be required to have at least one accessible entrance on the ground (or first) floor and accessible interior building features on all floors. Except as provided in Sections 1104.4.1.1-1104.4.1.5, small buildings that are not more than two stories shall not be required to have an elevator(s) to provide a vertical accessible route between floors. Small buildings that are three or more stories shall be required to have an elevator(s) to provide a vertical accessible route between floors; however, in such buildings, floors that are less than 3,000 square feet or floors with only mechanical equipment shall not be required to be served by an elevator.

1104.4.1.1 Regardless of the square footage of the buildings or floors, buildings of two or more stories that are owned and occupied by public entities shall provide a vertical accessible route between floors.

1104.4.1.2 Regardless of the square footage of the buildings or floors, buildings of two or more stories that house public transit stations or airport passenger terminals shall provide a vertical accessible route between floors.

1104.4.1.3 Regardless of the square footage of the buildings or floors, buildings of two or more stories that house the professional offices of health care providers shall provide a vertical accessible route between floors.

1104.4.1.4 Regardless of the square footage of the buildings or floors, buildings of two or more stories that house shopping centers or shopping malls shall provide a vertical accessible route between floors.

1104.4.1.4.1 For the purposes of applying this requirement, a shopping center or shopping mall shall mean a building or a series of buildings on a common site, under common ownership or control, or developed as one project or as a series of related projects housing five or more sales or rental establishments.

1104.4.2 Large buildings. Large buildings, defined as those with a total gross enclosed floor area of 10,000 square feet or more, shall provide the accessible building features required of small buildings in Section 1104.4.1. In addition, large buildings shall be required to have an elevator(s) to provide a vertical accessible route between floors; however, in such buildings, floors that are less than 3,000 square feet or floors with only mechanical equipment shall not be required to be served by an elevator.

1104.4.2.1 Where facilities for employees, including rest rooms, lunch rooms, and lockers, and public facilities, including rest rooms and drinking fountains, are provided on a floor or mezzanine that is not required to be served by an elevator and where no

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vertical accessible route is provided, the facilities provided on the floor or mezzanine must also be provided on the accessible level.

1104.4.3 For the purposes of applying these provisions, buildings separated by firewalls with penetrations intended for human passage shall not constitute separate buildings.

1104.4.4 The following provisions shall apply to a nonresidential building required to be accessible, whether a large building or a small building.

1104.4.4.1 An accessible route available to the general public shall not pass through kitchens, storage rooms, or similar spaces.

1104.4.4.2 In buildings, facilities, or portions thereof that primarily serve children, accessible facilities that comply with the provisions of this subchapter for use by adults shall be provided."

1104.4.5 Limited Use Limited Access Elevators--the use of a Limited Use Limited Access Elevator shall be permitted in accordance with the provisions of 1109.7.

viii. In Section 1104.5, Location, exception 1 shall be deleted. In addition, in exception 2, "or Type B unit" shall be deleted and "or" shall be inserted between "Accessible unit" and "Type A unit."

ix. In Section 1105.1, Public entrances, after "... at least sixty percent of all public entrances shall be accessible." insert "The primary entrance(s) used by the general public shall be accessible."

x. Section 1105.1.7, Dwelling units and sleeping units, in the exception, "or Type B unit" shall be deleted and "or" shall be inserted between "Accessible unit" and "Type A unit."

xi. In Section 1106.2, Groups I-1, R-1, R-2, R-3, and R-4, in item 1, "or Type B unit" shall be deleted and "or" shall be inserted between "Accessible unit" and "Type A unit." Additionally, insert the following at the end of item number 1: "Where additional parking spaces or parking lots are provided for visitors, the number of required accessible parking spaces shall comply with the Table 1106.1." Lastly, item number 3 shall be deleted.

xii. In Section 1106.6, Location, insert the following at the end of the section: "Where parking is provided within or beneath a building, accessible parking spaces shall also be provided within or beneath the building."

xiii. Insert Section 1106.8 as follows:

"1106.8 Parking signage. Each accessible parking space shall be marked with an R7-8 sign from the Manual of Uniform Traffic Control Devices and shall display the international symbol of accessibility. Beneath the R7-8 sign, each accessible parking space shall also be marked with a penalty sign, as required by [N.J.S.A. 39:4-198](#), containing the following language:

PENALTY

\$ 250 FIRST OFFENSE

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SUBSEQUENT OFFENSES

\$ 250 MINIMUM AND/OR

UP TO 90 DAYS COMMUNITY SERVICE

TOW AWAY ZONE

1106.8.1 The bottom of the lowest sign shall be mounted approximately 60 inches above the parking lot or sidewalk surface when the sign is parallel to the sidewalk and approximately 72 inches above the parking lot or sidewalk when the sign is perpendicular to the sidewalk.

1106.8.2 The penalty sign shall be centered and mounted at the head of each parking space."

- xiv.** In Section 1107.2, Design, "and Type B units" shall be deleted from the first sentence and "and" shall be inserted between "Accessible units" and "Type A units." Additionally, the last sentence shall be deleted.
- xv.** In Section 1107.3, Accessible spaces, "or Type B units" shall be deleted from the first sentence and "or" shall be inserted between "Accessible units" and "Type A units." After "dining areas," the second sentence, "laundry areas, mailboxes and meeting rooms" shall be inserted. The text of Exception #1 shall be deleted and the following shall be inserted in its place: "Mailboxes shall be mounted at minimum height of 28 inches and a maximum of 54 inches where a parallel approach is provided." Finally, Exception #3 shall be deleted in its entirety.
- xvi.** In Section 1107.4, Accessible route, "and Type B units" shall be deleted from the first sentence and "and" shall be inserted between "Accessible units" and "Type A units." Exception 6 is amended to delete "or Type B units" from the third line, to delete the words "and Type B units" on the fourth and fifth lines, and to delete the words "and Type B units" on the sixth line. Exception 7 is deleted.
- xvii.** In Section 1107.5, Group I, "and Type B units" shall be deleted.
- xviii.** In Section 1107.5.1, Group I-1, "and Type B units" and "and 1107.5.1.2" shall be deleted.
- xix.** Section 1107.5.1.2, Type B units, shall be deleted in its entirety.
- xx.** In Section 1107.5.2, Group I-2 nursing homes, "and Type B units" and "and 1107.5.2.2" shall be deleted.
- xxi.** Section 1107.5.2.2, Type B Units, shall be deleted and in its place insert the following:
- "1107.5.2.2** Toilets used by residents. Toilets used by residents shall be provided sufficient clearance on both sides of the toilet to enable the physical access and maneuvering by staff members to assist the resident in wheelchair-to-toilet transfers and returns. Alternative grab bar configurations shall be permitted."

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- xxii.** In Section 1107.5.3, Group I-2 hospitals, "and Type B units" and "and 1107.5.3.2" shall be deleted.
- xxiii.** Section 1107.5.3.2, Type B Units, shall be deleted in its entirety.
- xxiv.** Section 1107.5.5, Group I-3, shall be renumbered as Section 1107.5.6 and the following shall be inserted in its place:
- 1107.5.5** Assisted living facilities. Assisted living facilities that are licensed by the Department of Health are Group I-2 for compliance with the building subcode, fire protection subcode, and the other subcodes of the Uniform Construction Code and shall be Group R-2 for the purposes of accessibility.
- 1107.5.5.1.** Dwelling units that are available for occupancy only for 30 or more consecutive days shall be required to comply with Section 1003 of ICC/ANSI A117.1.
- 1107.5.5.2.** Where an assisted living facility includes dwelling units or rooms that are available for occupancy for fewer than 30 consecutive days, 50 percent of those dwelling units or rooms shall be accessible in compliance with Section 1002 of ICC/ANSI A117.1 and shall include one full bathroom that complies with Section 1002 of ICC/ANSI A117.1 and, where a kitchen is provided, it shall comply with Section 1002 of ICC/ANSI A117.1.
- 1107.5.5.3.** In dwelling units in an assisted living facility that are designated Group R-2 for the purposes of accessibility, the following may be adaptable:
- 1107.5.5.3.1.** The threshold for an accessible transfer shower may be adaptable as long as the shower threshold can be adapted with minimal expense and effort to be accessible; and
- 1107.5.5.3.2.** A transfer-type shower of 36 inches by 48 inches that includes an accessible seat may be provided in individual dwelling units. The threshold of this shower shall not exceed four inches.
- xxv.** In Section 1107.6, Group R, "and Type B units" shall be deleted from the first sentence and "and" shall be inserted between "Accessible units" and "Type A units."
- xxvi.** In Section 1107.6.1, Group R-1, "and Type B units" and "and 1107.6.1.2" shall be deleted.
- xxvii.** Section 1107.6.1.2, Type B units, shall be deleted in its entirety.
- xxviii.** In Section 1107.6.2, Group R-2, "and Type B units" shall be deleted and "and" shall be inserted between "Accessible units" and "Type A units."
- xxix.** In Section 1107.6.2.1, Live/work units, in the last sentence, "be a Type B unit" shall be deleted and "comply with Sections 1107.6.2.2 and 1107.7" shall be inserted. Additionally, the exception shall be deleted.

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xxx. In Section 1107.6.2.2, Apartment houses, monasteries and convents, "Live/Work Units" shall be added before "Apartment" in the title, "and Type B units" and "and 1106.6.2.2.2" shall be deleted, and "Live/Work Units" shall be added before "Apartment" in the third line.

xxxi. Section 1107.6.2.2.1, Type A units, shall be deleted entirety and the following shall be inserted:

"1107.6.2.2.1 Type A units. In Group R-2 live/work units, apartment houses, monasteries and convents containing four or more dwelling units or sleeping units, all ground floor dwelling units in a building without elevator service and all dwelling units in an elevator serviced building shall be Type A units. For the purpose of applying this requirement, the ground floor shall mean, in a building containing dwelling units, the first floor with a dwelling unit or portion of a dwelling unit, regardless of whether that floor is at grade. A building may have more than one ground floor.

Exception: The number of Type A units is permitted to be reduced in accordance with 1107.7.

xxxii. Section 1107.6.2.2.2, Type B units, shall be deleted in its entirety.

xxxiii. In Section 1107.6.2.3, Group R-2 other than live/work units, apartment houses, monasteries and convents, "Type B units" shall be deleted and "Type A units" inserted in its place.

xxxiv. Section 1107.6.2.3.2, Type B units, shall be deleted in its entirety and the following shall be inserted:

"1107.6.2.3.2 Type A units. In Group R-2 occupancies other than live/work units, apartment houses, monasteries and convents containing four or more dwelling units or sleeping units, all ground floor dwelling units in a building without elevator service and all dwelling units in an elevator serviced building shall be Type A units. For the purpose of applying this requirement, the ground floor shall mean, in a building containing dwelling units, the first floor with a dwelling unit or portion of a dwelling unit, regardless of whether that floor is at grade. A building may have more than one ground floor.

Exception: The number of Type A units is permitted to be reduced in accordance with 1107.7.

xxxv. In Section 1107.6.3, Group R-3, "Type B units" shall be deleted in the section and the exception and "Type A units" inserted in its place in both locations.

xxxvi. In Section 1107.6.4, Group R-4, "Type B units" shall be deleted and "Type A units" inserted in its place.

xxxvii. Section 1107.6.4.2, Type B units, shall be retitled "Type A units". Additionally, "Type B units" shall be deleted in the section and the exception and "Type A units" inserted in its place in both locations.

xxxviii. Insert new section 1107.6.5 as follows: "1107.6.5 COAH Units. The exemption for townhouses and multistory units notwithstanding, multistory or multifloor townhouses for which credit is sought for low or moderate income housing through the Council on Affordable Housing

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(COAH) shall have the following features, which shall comply with the standards for Type A dwelling units per ICC/ANSI A117.1:

- (1) An adaptable entrance, with the plans for the adaptation to provide an accessible entrance.
 - (A) For the purposes of fulfilling this requirement, the use of a platform lift or a limited use limited application elevator shall be acceptable;
- (2) An adaptable toilet and bathing facility on the first floor;
- (3) An adaptable kitchen on the first floor;
- (4) An accessible interior route of travel.
 - (A) An interior accessible route of travel shall not be required between stories; and
- (5) An adaptable room that can be used as a bedroom, with a door or the casing for the installation of a door, on the first floor."

xxxix. In Section 1107.7, General exceptions, "and Type B units" shall be deleted. Additionally, in the last line "1107.7.5" shall be deleted and "1107.7.3" inserted in its place.

xl. Section 1107.7.1, Structures without elevator service, 1107.7.1.1, One story with Type B units required, and 1107.7.1.2, Additional stories with Type B units, shall be deleted in their entirety.

xli. Section 1107.7.2, Multistory units, shall be renumbered as Section 1107.7.1. The first sentence of this section shall be deleted and replaced with the following: A multistory dwelling unit or sleeping unit that is not provided with elevator service is required to be accessible as follows: The primary entrance to the unit shall comply with the requirements for a Type A unit and, where provided within the unit, a living area, kitchen, and toilet and bathing facility that comply with Type A dwelling unit shall be provided on that floor. In the seventh line, "Type B dwelling unit" shall be deleted and "Type A unit" inserted in its place. Additionally, in the seventh line, following the word "toilet," "and bathing" shall be inserted.

xlii. Section 1107.7.3, Elevator service to the lowest story with units, shall be deleted in its entirety.

xliii. Section 1107.7.4, Site impracticality, shall be renumbered as Section 1107.7.2 and "Type B units" in the third line of the section and in Items 1, 2, 3, and 4 shall be deleted and "Type A units" inserted in its place.

xliv. Section 1107.7.5, Design flood elevation, shall be renumbered as Section 1107.7.3 and in the second line "and Type B units" shall be deleted. Additionally, the following exception shall be added: "Exception: When an accessible route is provided, all dwelling units served by the accessible route shall be Type A units."

xliv. Section 1109.1, General, in the exception, "and Type B unit" shall be deleted and "and" shall be inserted between "Accessible unit" and "Type A unit."

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xlvi. In Section 1109.2.3, Lavatories, the last sentence shall be deleted.

xlvii. In Section 1109.7, Elevators, insert the following exceptions:

"Exceptions:

1. An elevator that provides an accessible route within an individual dwelling unit shall not be required to comply with the dimensional requirements of an accessible elevator.
2. A limited use/limited application elevator that complies with ANSI/ASME A17.1 adopted by reference in the building subcode shall be allowed to provide a vertical accessible route in the following buildings or tenancies, provided that the travel distance of the device does not exceed 25 feet:

2.1 In small buildings as defined in Section 1104.4.1;

2.2 In individual tenancies of less than 10,000 square feet in buildings of 10,000 square feet or more;

2.3 To serve floors or mezzanines of less than 3,000 square feet; or

2.4 In Group A-3, places of religious worship, or Group E occupancies of any size."

xlviii. In Section 1109.8, Lifts, Items #4, #6, and #10 shall be deleted.

xlix. In Section 1109.12.3, Point of sale and service counters, insert the following exceptions:

"Exceptions:

1. An auxiliary service counter with a maximum height of 36 inches in close proximity to the main service counter
2. Equivalent facilitation, such as a folding shelf attached to the main service counter or space at the side of the service counter."

I. In Section 1110.2.2, Facilities serving Type A and Type B units in a single building, delete "and Type B" in the title and "or Type B" in the first sentence.

II. In Section 1110.2.3, Facilities serving Type A and Type B units in a multiple buildings, delete "and Type B" in the title and "or Type B" in the first sentence.

III. Section 1110.4.8, Amusement rides, 1110.4.8.1, Load and unload areas, 1110.4.8.2, Wheelchair spaces, ride seats designed for transfer and transfer devices, and 1110.4.8.3, Minimum number shall be deleted in their entirety.

IV. Section 1110.4.12, Miniature golf facilities, 1110.4.12.1, Minimum number, 1110.4.12.2, Miniature golf course configuration, and 1110.4.12.3, Accessible route shall be deleted in their entirety.

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- liv. In section 1110.4.13, Swimming pools, wading pools, hot tubs, and spas, Exception 3 shall be deleted in its entirety.
- lv. In Section 1110.4.14, Swimming pools, wading pools, hot tubs, and spas, Exception 3 shall be deleted in its entirety.
- lvi. In Section 1111.1, Signs, the exception to Item #1 shall be deleted. Additionally, in the last line of the exception to Item #2, "an assigned" shall be inserted following "identification of" and "spaces" shall be deleted and "space" shall be inserted.
- lvii. In Section 1111.3, Other signs, Item #7 shall be deleted in its entirety.
- lviii. Insert new Section 1112, Variations, as follows:

1112.1 General. Where it can be demonstrated that one or more of the provisions of this subchapter are technically infeasible, variations or exceptions to those specific provisions may be granted if:

1. The spirit and intent of the law are observed;
2. Public welfare and safety are assured; and
3. Equivalent facilitation and protection for people with disabilities are secured.

1112.2 Prohibited. In no case shall a complete waiver of these requirements be granted.

1112.3 Procedure. Procedures for granting variations and exceptions shall be in accordance with [N.J.A.C. 5:23-2.9](#) through [2.13](#)."

11. Chapter 12, Interior Environment, shall be amended as follows:
 - i. Section 1203, Temperature Control, shall be deleted in its entirety.
 - ii. In Section 1207.2, Minimum ceiling heights, "7 feet 6 inches (2286mm)" shall be deleted and "7 feet (2134 mm)" shall be inserted in its place.
 - iii. Section 1209.3, Privacy, shall be deleted in its entirety.
12. Chapter 13, Energy Efficiency, shall be deleted in its entirety.
13. Chapter 14, Exterior Walls, shall be amended as follows:
 - i. In Section 1404.11.4, Grounding, "Chapter 27 of this code" shall be deleted and "the electrical subcode, [N.J.A.C. 5:23-3.16](#)" shall be inserted.
14. Chapter 15, Roof Assemblies and Rooftop Structures, shall be amended as follows:
 - i. In Section 1502.1, General, "Sections 1106 and 1108 of the International Plumbing Code" shall be deleted and "plumbing subcode, [N.J.A.C. 5:23-3.15](#)" shall be inserted.

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- ii. In Section 1502.2, Secondary (emergency overflow) drains or scuppers, "Sections 1106 and 1108, as applicable of the International Plumbing Code" shall be deleted and "the plumbing subcode, [N.J.A.C. 5:23-3.15](#)" shall be inserted.
- iii. In Table 1505.1, Minimum Roof Covering Classification for Types of Construction, Note a shall be deleted in its entirety. In addition, at Note b, "and Group U" shall be deleted from the first sentence.
- iv. In Section 1507.1.2, Ice barrier, "In areas where there has been a history of ice forming along the eaves causing a backup of water," shall be deleted and "In areas where the average daily temperature in January is 25 degrees F (-4 degrees C) or less," shall be inserted.
- v. In Section 1507.2.7, Ice barrier, "Where required," shall be deleted and "In areas where the average daily temperature in January is 25 degrees F (-4 degrees C) or less," shall be inserted.
- vi. In Table 1507.4.3(1), METAL ROOF COVERINGS, the reference to note a in the fifth line of the second column and note a at the end of the table shall be deleted.
- vii. In Section 1507.5.4, Ice barrier, "Where required," shall be deleted and "In areas where the average daily temperature in January is 25 degrees F (-4 degrees C) or less," shall be inserted.
- viii. In Section 1507.5.7, Flashing, "or where there has is a possibility of ice forming along the eaves causing a backup of water," shall be deleted.
- ix. In Section 1507.6.4, Ice barrier, "Where required," shall be deleted and "In areas where the average daily temperature in January is 25 degrees F (-4 degrees C) or less," shall be inserted.
- x. In Section 1507.7.4, Ice barrier, "Where required" shall be deleted and "In areas where the average daily temperature in January is 25 degrees F (-4 degrees C) or less," shall be inserted.
- xi. In Section 1507.8.4, Ice barrier, Where required shall be deleted and "In areas where the average daily temperature in January is 25 degrees F (-4 degrees C) or less," shall be inserted.
- xii. In Section 1507.8.8, Flashing, "or where there is a possibility of ice forming along the eaves causing a backup of water," shall be deleted.
- xiii. In Section 1507.9.4, Ice barrier, "Where required" shall be deleted and "In areas where the average daily temperature in January is 25 degrees F (-4 degrees C) or less," shall be inserted.
- xiv. In Section 1507.9.9, Flashing, "or where there has is a possibility of ice forming along the eaves causing a backup of water," shall be deleted.
- xv. In Section 1507.17.4, Ice barrier, Where required," shall be deleted and "In areas where the average daily temperature in January is 25 degrees F (-4 degrees C) or less," shall be inserted.
- xvi. In Section 1507.18.4.2, Ice barrier, "In areas where there has been a history of ice forming along the eaves causing a backup of water," shall be deleted and "In areas where the average daily temperature in January is 25 degrees F (-4 degrees C) or less," shall be inserted.

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- 15.** Chapter 16, Structural Design, shall be amended as follows:
- i. New Section 1603.2, Restrictions on loading, from Section 1603.2 of the 2006 International Building Code, shall be inserted as follows: "It shall be unlawful to place, or cause to permit to be placed, on any floor or roof of a building, structure or portion thereof, a load greater than is permitted by these requirements."
 - ii. In Table 1607.1, Minimum Uniformly Distributed Live Loads and Minimum Concentrated Live Loads, at Note g, "building official" shall be deleted and "design professional" shall be inserted.
 - iii. In Section 1607.7.5, Posting, "Section 106.1" shall be deleted and "the administrative provisions of the Uniform Construction Code ([N.J.A.C. 5:23](#))" shall be inserted.
 - iv. Section 1607.11, Reduction in uniform live loads, shall be amended as follows: In the first sentence, "and applied" shall be inserted after "reduced." After the first sentence, "The method chosen shall be applied throughout the building." shall be inserted.
 - v. In Section 1611.1, Design rain load, the second sentence shall be deleted and "The design rainfall rates shall be based on the plumbing subcode, [N.J.A.C. 5:23-3.15](#)." shall be inserted.
 - vi. In Section 1611, Rain loads, Figure 1611.1, "100-year, 1-hour rainfall (inches)" shall be deleted.
 - vii. In Section 1612.1, General, in the first sentence, "including substantial improvement and restoration of substantial damage to buildings and structures" shall be deleted.
 - viii. In Section 1612.4, Flood hazard documentation, items 1.1 and 2.1, "Section 110.3.3" and "Section 110.3.11.1" shall be deleted and "the administrative provisions of the Uniform Construction Code ([N.J.A.C. 5:23](#))" shall be inserted in all instances.
- 16.** Chapter 17, Structural Tests and Special Inspections, shall be amended as follows:
- i. In Section 1701.1, Scope, "shall apply to Class 1 buildings and smoke control systems in all buildings and" shall be inserted after "chapter."
 - ii. Section 1703.1, Approved agency, shall be amended as follows: In the first sentence, "Upon the request of the construction official" shall be inserted before "An." In the same sentence, "building official" shall be deleted and "construction official" shall be inserted and "applicable" shall be deleted and "following" shall be inserted.
 - iii. In Section 1703.1.1, Independence, in the second sentence, "building official" shall be deleted and "construction official" shall be inserted.
 - iv. Add new section 1703.1.4 as follows: "1703.1.4 Certification. An approved agency shall employ personnel certified in accordance with the administrative provisions of the Uniform Construction Code, to conduct, supervise and evaluate tests or inspections."
 - v. In Section 1703.3, Record of approval, in the first sentence, "building official" shall be deleted and "construction official" shall be inserted.

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- vi. In Section 1703.4, Performance, in the first sentence, "building official" shall be deleted and "construction official" shall be inserted.
- vii. In Section 1703.4.1, Research and investigation, in the first and second sentences, "building official" shall be deleted and "construction official" shall be inserted.
- viii. In Section 1703.6, Evaluation and follow-up inspection, "in accordance with [N.J.A.C. 5:23-4.26](#)" shall be inserted after the second "assembly." Additionally, in the second and last sentence, "building official" shall be deleted and "construction official" shall be inserted.
- ix. In Section 1703.6.2, Test and inspection records, in the first sentence, "building official" shall be deleted and "construction official" shall be inserted.
- x. In Section 1704.2, Special inspections and tests, in the first sentence, "of Class 1 buildings only or any building containing a smoke control system" shall be inserted after "construction." Additionally, in exceptions #1 and #2, "building official" shall be deleted and "construction official" shall be inserted. Lastly, "Section 105" and "Section 110" shall be deleted and "the administrative provisions of the Uniform Construction Code ([N.J.A.C. 5:23](#))" shall be inserted in both locations.
- xi. In Section 1704.2.3, Statement of special inspections, "in accordance with Section 107.1" shall be deleted.
- xii. In Section 1704.3, Statement of special inspections, "the registered design professional" shall be deleted and "person" shall be inserted.
- xiii. In Section 1704.4, Contractors responsibility, in the first sentence, "main - wind- or" shall be deleted. In addition, in the same sentence, "or a wind-" shall be deleted.
- xiv. In Section 1704.5, Submittal to building official, in the title, "building official" shall be deleted and "construction official" shall be inserted. In addition, in item # 7, "B and C," shall be deleted in reference to seismic design categories.
- xv. Section 1704.6, Structural observations, shall be deleted in its entirety.
- xvi. In Section 1705.2, Steel construction, "the on-site erection of" shall be inserted between "of" and "steel."
- xvii. In Section 1705.4, Masonry construction, "in Seismic Design Category D" shall be inserted after the word "construction." Additionally, in Exception 2, the reference to "Table 1807.1.6.3(1)" shall be deleted.
- xviii. Section 1705.5, Wood construction, shall be deleted.
- xix. Section 1705.11, Special inspection for wind resistance, shall be deleted.
- xx. In Section 1705.12.1.1, Seismic force-resisting systems, "B and C," shall be deleted in reference to seismic design categories. Additionally, the exception shall be deleted.

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- xxi.** In Section 1705.12.1.2, Structural steel elements, "B and C," shall be deleted in reference to seismic design categories. In addition, exception 1 shall be deleted.
- xxii.** In Section 1705.12.2, Structural wood, in the first sentence, "C," shall be deleted in reference to seismic design categories.
- xxiii.** In Section 1705.12.3, Cold-formed light-frame construction, in the first sentence, "C," shall be deleted in reference to seismic design categories.
- xxiv.** In Section 1705.12.4, Designated seismic systems, in the first sentence, "C," shall be deleted in reference to seismic design categories.
- xxv.** In Section 1705.12.6, Plumbing, Mechanical and Electrical Components, in items 1, 3, 4, 5, and 6, "C," shall be deleted in reference to seismic design categories.
- xxvi.** In Section 1705.12.8, Seismic isolation systems, in the first sentence of the first paragraph, "B" and "C," shall be deleted in reference to seismic design categories.
- xxvii.** Section 1705.13.1, Structural steel, shall be deleted.
- xxviii.** In Section 1705.13.2, Nonstructural components, in the first sentence, "B and C," shall be deleted in reference to seismic design categories.
- xxix.** In Section 1705.13.3, Designated seismic systems, in the first sentence, "C," shall be deleted in reference to seismic design categories.
- xxx.** In Section 1705.13.4, Seismic isolation systems, in the first sentence, "B and C," shall be deleted in reference to seismic design categories.
- 17.** Chapter 18, Soils and Foundations, shall be amended as follows:
- i.** Section 1803.3.1, Scope of investigation, shall be amended as follows: After the first sentence, the following sentence from Section 1802.1 of the 1996 BOCA National Building Code shall be inserted: "There shall be at least one exploratory boring to rock or to an adequate depth below the load-bearing strata for every 2,500 square feet (232 m²) of built-over area, and such additional tests as the code official requires."
 - ii.** In Section 1803.5, Investigated conditions, in the last line, delete "1803.5.12" and insert "1803.5.13".
 - iii.** In the title of Section 1803.5.11, "C" shall be deleted and "D" shall be inserted. In the first sentence, the reference to "C" shall be deleted.
 - iv.** New Section 1803.5.13 from Section 1802.1 of the 1996 BOCA National Building Code shall be inserted as follows: "Building Height: For all buildings that are more than three stories or 40 feet (12,192 mm) in height above the grade plane, the building official shall request soil tests."

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- v. In Section 1805.4.3, Drainage discharge, "International Plumbing Code" shall be deleted and "plumbing subcode ([N.J.A.C. 5:23-3.15](#))" shall be inserted.
- vi. New Section 1807.4 from Section 1813.8 of the 1996 BOCA National Building Code shall be inserted as follows: "1807.4 Erosion protection: Where water impacts the ground from the edge of the roof, downspout, scupper or other rain water collection or diversion device, provisions shall be made to prevent soil erosion and direct the water away from the foundation."
- vii. Section 1809.4, Depth and width of footings, shall have the following exceptions added:
- "Exceptions:
1. Garden-type utility sheds and similar structures that are 100 square feet or less in area, 10 feet or less in height and accessory to structures of Group R-2, R-3 or R-4 and does not contain a water, gas, oil or sewer connection. These structures shall be of sufficient weight to remain in place or shall be anchored to the ground.
 2. Garden-type utility sheds and similar structures that are greater than 100 square feet, but not more than 200 square feet in area, 10 feet or less in height and accessory to structures of Group R-2, R-3 or R-4 provided the shed is dimensionally stable without the foundation system and does not contain a water, gas, oil or sewer connection. A shed shall be considered dimensionally stable if it is provided with a floor system that is tied to the walls of the structure such that it reacts to loads as a unit. These structures shall be of sufficient weight to remain in place or shall be anchored to the ground."
- viii. New Section 1810.3.1.7 from Section 1816.9 of the 1996 BOCA National Building Code shall be inserted as follows: "Spacing: The minimum center-to-center spacing of piles shall not be less than twice the average diameter of a round pile, nor less than 1 3/4 times the diagonal dimension of a rectangular pile. Where driven to or penetrating into rock, the spacing shall not be less than 24 inches (610 mm). Where receiving principal support at the end from materials other than rock, or through friction resistance, the spacing shall not be less than 30 inches (762 mm) except that for piles having enlarged bases formed either by compacting concrete or driving a pre-cast base, the minimum center-to-center spacing shall be 4 1/2 feet (1,372 mm). The spacing of piles shall be such that the average load on the supporting strata will not exceed the safe load-bearing value of those strata as determined by test borings or other approved methods."
- ix. In Section 1810.3.3.1.3, Load test evaluation methods, Item 4 shall be deleted.
- x. In Section 1810.3.10.4, Seismic reinforcement, "Section 104.11" shall be deleted and "the administrative provisions of the Uniform Construction Code ([N.J.A.C. 5:23](#))" shall be inserted.
- xi. In Section 1810.3.13, Seismic ties, in the exception, "and U" and "subject to approval of the building official" shall be deleted.

18. Chapter 23, Wood, shall be amended as follows:

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- i. In Section 2303.4.1.4.1, Truss design drawings, "Where required by the registered design professional, the building official, or the statutes of the jurisdiction in which the project is to be constructed," shall be deleted.
 - ii. In Section 2303.4.2, Truss placement diagram, in the last sentence, "that serve only as a guide for installation and do not deviate from the permit submittal drawings" shall be deleted.
 - iii. In Section 2303.4.6, TPI 1 specifications, "Section 104" shall be deleted and "the administrative provisions of the Uniform Construction Code ([N.J.A.C. 5:23](#))" shall be inserted.
 - iv. New Section 2303.4.8, entitled "Truss Identification," shall be inserted as follows: "Each truss shall be labeled or otherwise indelibly marked at the factory with the individual truss number as assigned in the truss layout plan. The indelible marking or label shall be located on the bottom chord of the truss, inside the bearing points. When indelible markings are used, each digit shall be not less than one inch high. When labels are used, the label shall be a minimum of five inches by three inches and shall be affixed to the truss by a truss plate. Labels shall remain affixed to the truss."
 - v. In Table 2306.2(2), Allowable Shear Values (Pounds Per Foot) For Wood Structural Panel Blocked Diaphragms Utilizing Multiple Rows of Staples (High-Load Diaphragms) With Framing of Douglas Fir-Larch or Southern Pine for Wind or Seismic Loading, Note g shall be deleted.
 - vi. In Section 2308.1, General, the last sentence shall be deleted.
- 19.** Chapter 25, Gypsum Board, Gypsum Panel Products and Plaster, shall be amended as follows:
- i. In Section 2503.1, Inspection, "Section 110.3.5" shall be deleted and "the administrative provisions of the Uniform Construction Code ([N.J.A.C. 5:23](#))" shall be inserted.
- 20.** Chapter 27, Electrical, shall be deleted except Section 2702, Emergency and standby power systems.
- 21.** Chapters 28, Mechanical Systems, and 29, Plumbing, shall be deleted in their entirety.
- 22.** Chapter 30, Elevators and Conveyor Systems, shall be amended as follows:
- i. In Section 3001.1, Scope, "and, where applicable, N.J.A.C. 5:23-12 shall" shall be inserted after "chapter." In addition, "governs" shall be deleted and "govern" shall be inserted.
 - ii. In Section 3001.2, Emergency elevator communication systems for the hearing impaired, shall be deleted.
 - iii. Table 3001.3, Elevators and conveying systems and components, is amended as follows: Under the subheading "Type" delete "Elevators, escalators, dumbwaiters, moving walks, material lifts" and substitute with "Elevator devices as defined in N.J.A.C. 5:23-12." Under the subheading "Standard" delete "ASME A17.1/CSA B44" and substitute with "ASME A17.1/CSA B44 with the exception of Sections 1.1.3 and 1.2, Sections 5.8, 5.9, and 5.11, and 5.12, Sections 7.4 through

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7.7, and Sections 7.9 and 7.10"; Insert new statements: Under the subheading "Type" insert "Marine and Mine Elevators, Wind Turbine Tower Elevators, Outside Emergency Elevators, Material Lifts Without Automatic Transfer Devices, Electric and Hydraulic Material Lifts Without Automatic Transfer Devices, Automatic Transfer Devices, Electric and Hydraulic Material Lifts With Automatic Transfer Devices." and under the subheading "Standard," insert "ASME A17.1/CSA B44 Sections 5.8 and 5.9, 5.11, 5.12, Sections 7.4 through 7.7, and Sections 7.9 and 7.10". In addition, under the subheading standard delete ASME A17.7/CSA B44.7.

iv. In Section 3001.5, Change in use, "Section 8.7 of ASME A17.1/CSA B44" shall be deleted and "ASME A17.1" shall be inserted.

v. In Section 3002.5, Emergency doors, "ASME A17.1/CSA B44" shall be deleted and "ASME A17.1" shall be inserted.

vi. In Section 3002.9, Plumbing and mechanical systems, in the exception, "without an oil-water separator" shall be inserted at the end of the sentence. In addition, the following sentence shall be inserted: "The discharge shall not be directly or indirectly connected to the sanitary drainage system."

vii. In Section 3003.1.3, Two or more elevators, the last sentence shall be deleted and the following sentence shall be substituted "After all elevators have been returned to the designated level, service to all floors shall be provided by not less than one elevator which shall remain operational from the standby power source."

viii. In Section 3003.2, Fire-fighters' emergency operation, "ASME A17.1/CSA B44" shall be deleted and "ASME A17.1" shall be inserted.

ix. In Section 3003.3, Standardized fire service elevator keys, "International Fire Code" shall be deleted and "Elevator Safety Subcode (N.J.A.C. 5:23-12)" shall be inserted.

x. In Section 3005.6, Plumbing systems, add the following exception:

"Exception: Where machinery spaces and control spaces are located in the elevator pit, floor drains, sumps and sump pumps shall be permitted in the pits provided they are indirectly connected to the plumbing system without an oil-water separator. The discharge shall not be directly or indirectly connected to the sanitary system."

xi. In Section 3006.2, Hoistway opening protection required, Condition #1 shall be deleted and Conditions 2 through 5 shall be renumbered 1 through 4 with no change in text.

xii. Section 3006.2.1, Rated corridors, is deleted.

xiii. In Section 3006.3, Hoistway opening protection, item 4 shall be deleted in its entirety.

xiv. In Section 3008.7, Elevator system monitoring, in the first sentence, "or a central control point approved by the fire department and" shall be deleted.

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xv. In Section 3008.7.1, Elevator recall, in the first sentence, "or an alternate location approved by the fire department and" shall be deleted.

xvi. In Section 3008.6.6, Two-way communication system, in the first sentence, "or an alternate location approved by the fire department and" shall be deleted.

23. Chapter 31, Special Construction, shall be amended as follows:

i. New Section 3102.3.2, which shall be the text of Section 3104.6 of the 1996 BOCA National Building Code, shall be inserted as follows: "Certification: An affidavit or affirmation shall be submitted to the code official and a copy retained on the premises on which the tent or air-supported structure is located. The affidavit or affirmation shall attest to the following information relative to the flame-resistance of the fabric:

1. Names and addresses of the owners of the tent or air-supported structure.
2. Date the fabric was last treated with flame-resistant solution.
3. Trade name or kind of chemical used in treatment.
4. Name of person or firm treating the material.
5. Name of testing agency and test standard by which the fabric was tested."

ii. Section 3103.1.2, Permit required, shall be deleted in its entirety and the following shall be inserted:

"Temporary structures, tents, tensioned membrane structures, and canopies meeting the criteria in [N.J.A.C. 5:23-2.14](#) shall not require a permit. Greenhouses meeting the criteria in [N.J.A.C. 5:23-3.2\(d\)](#) shall not require a permit."

iii. In Section 3104.2, Separate structures, Exception 2 shall be deleted.

iv. Section 3109, Swimming Pool Enclosures and Safety Devices, shall be deleted in its entirety and the following shall be inserted:

3109.1 General. The design and construction of pools, spas, hot tubs and enclosures shall comply with the International Swimming Pool and Spa Code listed in Chapter 35.

3109.2 Amendments to the International Swimming Pool and Spa Code. The following amendments shall be made to the International Swimming Pool and Spa Code:

1. Chapter 1, Scope and Administration, shall be deleted in its entirety and "See the administrative provisions of [N.J.A.C. 5:23](#)." shall be inserted. In addition, any referenced section of Chapter 1 shall be deleted throughout the code and "the administrative provisions of the Uniform Construction Code ([N.J.A.C. 5:23](#))" shall be inserted.
2. Chapter 2, Definitions, shall be amended as follows:

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- 2.1** In Section 201.3, Terms defined in other codes, "International Plumbing Code" shall be deleted and "plumbing subcode ([N.J.A.C. 5:23-3.15](#))" shall be inserted.
- 2.2** In Section 202, Definitions:
- 2.2.1** The definition of "alteration" shall be deleted.
- 2.2.2** The definition of "code official" shall be deleted and the following shall be inserted: "Construction Official. A qualified person appointed by the municipal appointing authority or the commissioner pursuant to the act and the regulations to enforce and administer the regulations within the jurisdiction of the enforcing agency."
- 2.2.3** The definition of "existing pool or spa" shall be deleted.
- 2.2.4** The definition of "owner" shall be deleted and the following shall be inserted: "Owner. The owner or owners in fee of the property of a lesser estate therein, a mortgagee or vendee in possession, an assignee of rents, receiver, executor, trustee, lessee or any other person, firm or corporation, directly or indirectly in control of a building, structure or real property and shall include any subdivision thereof of the State."
- 2.2.5** The definitions of "permit" and "repair" shall be deleted.
- 3.** Chapter 3, General Compliance, shall be amended as follows:
- 3.1** In Section 302.1, Electrical, "or the International Residential Code, as applicable in accordance with Section 102.7.1" shall be deleted.
- 3.2** In Section 302.2, Water service drainage, "International Plumbing Code" shall be deleted and "plumbing subcode ([N.J.A.C. 5:23-3.15](#))" shall be inserted.
- 3.3** In Sections 302.5, Backflow prevention, and 302.6, Waste-water discharge, "International Plumbing Code or the International Residential Code, as applicable in accordance with Section 102.7.1" shall be deleted and "plumbing subcode ([N.J.A.C. 5:23-3.15](#))" shall be inserted.
- 3.4** Section 305, Barrier requirements, shall be amended as follows:
- 3.4.1** In Section 305.1, General, in the second sentence, "and swimming pools are equipped with a powered safety cover that complies with ASTM F1346" shall be deleted. Also in the second sentence, ", hot tubs or pools" shall be replaced with "or hot tubs".
- 3.4.2** Section 305.4, Structure wall as a barrier, shall be deleted.

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- 3.4.3** In Section 305.5, Onground residential pool structure as a barrier, in item 3, "capable of being secured, locked or removed to prevent access except where the ladder or steps are" shall be deleted.
- 3.5** In Section 306.1, General, "in accordance with Section 102.7.1" shall be deleted.
- 3.6** Sections 306.3, Step risers and treads, and 306.4, Deck steps handrail required, shall be deleted.
- 3.7** In Section 306.9.1, Hose bibbs, "International Plumbing Code or the International Residential Code, as applicable in accordance with Section 102.7.1" shall be deleted and "plumbing subcode ([N.J.A.C. 5:23-3.15](#))" shall be inserted.
- 3.8** In Sections 307.1.1, Glazing in hazardous locations, 307.2.2, Materials and structural design, 307.1.3, Roofs or canopies, 316.4, Installation, and 316.6.1, Installation, "in accordance with Section 102.7.1" shall be deleted.
- 3.9** In Section 318.2, Protection of potable water supply, "International Residential Code or the International Plumbing Code or, as applicable in accordance with Section 102.7.1" shall be deleted and "plumbing subcode ([N.J.A.C. 5:23-3.15](#))" shall be inserted.
- 3.10** In Section 321.4, Residential pool and deck illumination, "or the International Residential Code, as applicable in accordance with Section 102.7.1" shall be deleted.
- 4.** Chapter 4, Public swimming pools, shall be amended as follows:
- 4.1** In Section 410.1, Dressing and sanitary facilities, "International Plumbing Code" shall be deleted and "plumbing subcode ([N.J.A.C. 5:23-3.15](#))" shall be inserted.
- 5.** Amendments to Chapter 6, Aquatic recreation facilities, shall be amended as follows:
- 5.1** In Section 601.1, Scope, the following sentence shall be added to the end of the paragraph, "For purposes of enforcement, Class D-2 and Class D-6 public pools shall be regulated by this chapter and [N.J.A.C. 5:23](#); all other Class D public pools shall be regulated by [N.J.A.C. 5:14A](#)."
- 5.2** In Section 609.1, General, "Section 609.2 through 609.9" shall be deleted and "the plumbing subcode ([N.J.A.C. 5:23-3.15](#))" shall be inserted.
- 5.3** Sections 609.2, Number of fixtures, 609.3, Showers, 609.4, Soap dispensers, 606.5, Toilet tissue holder, 609.6, Lavatory mirror, 606.7, Sanitary napkin receptacles, 609.8, Sanitary napkin dispensers, and 609.9, Infant Care, shall be deleted.
- v.** Section 3111.2, Solar thermal systems, "International Plumbing Code" shall be deleted and "plumbing subcode ([N.J.A.C. 5:23-3.15](#))" shall be inserted.
- vi.** Section 3113, Relocatable buildings, is deleted.

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- 24.** Chapter 32, Encroachments into the Public Right of Way, shall be amended as follows:
- i. In Section 3202.1.2, Vaults and other enclosed spaces, "applicable governing authority" shall be deleted and "Uniform Construction Code ([N.J.A.C. 5:23](#))" shall be inserted.
 - ii. In Section 3202.3.4, Pedestrian walkways, "applicable governing authority" shall be deleted and "the construction official" shall be inserted.
 - iii. In Section 3202.4, Temporary encroachments, "applicable governing authority" shall be deleted and "municipality" shall be inserted.
- 25.** Chapter 33, Safeguards During Construction, shall be amended as follows:
- i. Sections 3303.1, Construction documents; 3303.2, Pedestrian protection; 3303.4, Vacant lot; 3303.5, Water accumulation; and 3303.6, Utility connections, shall be deleted in their entirety.
 - ii. Section 3305, Sanitary, shall be deleted in its entirety.
 - iii. Section 3307.1, Protection required, shall be deleted in its entirety and the following shall be inserted: "Protection of adjoining properties shall be in accordance with [N.J.A.C. 5:23-2.34](#)."
 - iv. In the last sentence of Section 3309.1, Where required, "On construction sites," shall be inserted before "Structures."
 - v. In Section 3314, Fire watch during construction, the term "fire code official" shall be replaced with the term "fire official".
- 26.** Chapter 35, Referenced Standards, shall be amended as follows:
- i. Under the heading ASME, add the following note:

Note: Those sections of ANSI A17.1/CSA B44 that are noted as applicable in Canada are not included as part of the referenced document.
- 27.** The Appendices shall be amended as follows:
- i. Appendix A, Employee Qualifications; Appendix B, Board of Appeals; Appendix C, Group U-Agricultural Buildings; Appendix D, Fire Districts; Appendix E, Supplementary Accessibility Requirements; Appendix F, Rodentproofing; and Appendix G, Flood-Resistant Construction, shall be deleted in their entirety.
 - ii. In Appendix H, at the beginning of the Appendix, the sentence, "The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance," shall be deleted in its entirety.
 - (1) In Appendix H, Section H101.2, Signs exempt from permits, shall be deleted in its entirety.
 - (2) In Appendix H, Section H105.2, Permits, drawings and specifications, "as provided in Chapter 1" shall be deleted and "as provided in [N.J.A.C. 5:23-2.14](#)" shall be inserted.

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iii. Appendix I, Patio Covers, Appendix J, Grading, Appendix K, Administrative Provisions, Appendix L, Earthquake Recording Instrumentation, Appendix M, Tsumani-Generated Flood Hazard, and Appendix N, Replicable Buildings, shall be deleted in their entirety.

History

HISTORY:

Amended by R.1981 d.132, effective May 7, 1981.

See: 13 N.J.R. 121(a), 13 N.J.R. 258(d).

Amended by R.1983 d.12, eff. February 7, 1983, operative February 22, 1983.

See: 14 N.J.R. 132(a), 15 N.J.R. 141(c).

Added (a)2 and (c).

Amended by R.1984 d.314, eff. August 6, 1984.

See: 16 N.J.R. 1139(a), 16 N.J.R. 2084(b).

This section was substantially amended.

Amended by R.1985 d.154, effective April 1, 1985 (operative July 1, 1985.)

See: 17 N.J.R. 239(a), 17 N.J.R. 810(a).

(a)2 added; subsection (c) added.

Correction: [N.J.A.C. 5:23-3.14\(c\)5](#) was incorrect in adoption.

See: 17 N.J.R. 1409(a).

Amended by R.1985 d.324, effective July 1, 1985.

See: 17 N.J.R. 861(c), 17 N.J.R. 1646(a).

(b)3i: amended text.

Amended by R.1986 d.380, effective September 22, 1986.

See: 18 N.J.R. 1235(a), 18 N.J.R. 1931(a).

Substantially amended.

Amended by R.1987 d.374, effective September 21, 1987.

See: 19 N.J.R. 1024(a), 19 N.J.R. 1720(b).

Model subcode revisions.

Amended by R.1988 d.270, effective June 20, 1988.

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See: 20 N.J.R. 575(a), 20 N.J.R. 1344(a).

Added (a)3 and (c).

Amended by R.1990 d.253, effective May 21, 1990.

See: 22 N.J.R. 909(b), 22 N.J.R. 1554(a).

Text added at (c)2ii, 4, 5 and 7.

Amended by R.1990 d.325, effective July 2, 1990.

See: 21 N.J.R. 1654(a), 22 N.J.R. 2001(a).

Text added at (b)5xii(1) to conform to Fire Code.

Amended by R.1990 d.507, effective October 15, 1990.

See: 22 N.J.R. 2208(a), 22 N.J.R. 3214(a).

Text conformed to BOCA National Code/1990.

Amended by R.1990 d.558, effective November 19, 1990.

See: 22 N.J.R. 1969(b), 22 N.J.R. 3483(a).

Conditional exemption for hoopouses or polyhouses added.

Amended by R.1991 d.325, effective July 1, 1991.

See: 23 N.J.R. 805(a), 23 N.J.R. 2046(a).

Article 26 amended at (b)14.

Amended by R.1991 d.429, effective August 19, 1991.

See: 23 N.J.R. 1487(a), 23 N.J.R. 2501(a).

In (a), added 3. Added (c).

Amended by R.1992 d.244, effective June 15, 1992.

See: 24 N.J.R. 1147(a), 24 N.J.R. 2243(a).

Text added at (b)10v through viii.

Amended by R.1993 d.662, effective December 20, 1993.

See: 25 N.J.R. 3891(a), 25 N.J.R. 5918(a).

Amended by R.1995 d.144, effective March 20, 1995 (operative July 1, 1995).

See: 26 N.J.R. 2698(a), 26 N.J.R. 3524(a), 27 N.J.R. 1180(a).

Amended by R.1995 d.477, effective September 5, 1995.

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See: 27 N.J.R. 1717(a), [27 N.J.R. 3328\(a\)](#).

Added (b)2v.

Amended by R.1998 d.332, effective July 6, 1998.

See: [30 N.J.R. 1377\(a\)](#), [30 N.J.R. 2421\(b\)](#).

Rewrote the section.

Amended by R.2000 d.492, effective December 18, 2000.

See: [32 N.J.R. 3219\(a\)](#), [32 N.J.R. 4437\(b\)](#).

Rewrote (b)25.

Amended by R.2001 d.127, effective April 16, 2001.

See: [33 N.J.R. 392\(a\)](#), [33 N.J.R. 1195\(a\)](#).

In (a)9, added new ix and recodified former ix through xiii as new x through xiv.

Amended by R.2001 d.368, effective October 15, 2001.

See: [33 N.J.R. 1990\(a\)](#), [33 N.J.R. 3673\(b\)](#).

In (b)9, inserted a new ix and recodified former ix through xiv as x through xv.

Amended by R.2001 d.369, effective October 15, 2001.

See: [33 N.J.R. 2365\(a\)](#), 33 N.J.R. 3674(a).

In (b), substituted "seven" for "7 1/3 (2335 mm)" in 2vi, rewrote 10, added a new 17, and recodified former 17 through 26 as 18 through 27.

Amended by R.2002 d.215, effective July 1, 2002.

See: [34 N.J.R. 1078\(a\)](#), [34 N.J.R. 2312\(a\)](#).

In (b)22, inserted new ii and recodified existing ii through xvii as iii through xviii.

Administrative correction.

See: [34 N.J.R. 3771\(b\)](#).

Amended by R.2003 d.187, effective May 5, 2003.

See: [34 N.J.R. 4248\(a\)](#), [35 N.J.R. 1939\(c\)](#).

Rewrote the section.

Administrative correction.

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See: [35 N.J.R. 2864\(b\)](#).

Amended by R.2003 d.351, effective September 2, 2003.

See: [35 N.J.R. 1177\(a\)](#), [35 N.J.R. 4051\(a\)](#).

In (b)9, added xi; recodified existing xi to xiii as xii to xiv.

Amended by R.2003 d.420, effective November 3, 2003.

See: [34 N.J.R. 4248\(a\)](#), [35 N.J.R. 5073\(a\)](#).

Rewrote (b).

Administrative correction.

See: [36 N.J.R. 3525\(c\)](#).

Amended by R.2004 d.423, effective November 15, 2004.

See: [36 N.J.R. 3004\(a\)](#), [36 N.J.R. 5090\(a\)](#).

In (b)5, added ii.

Amended by R.2005 d.4, effective January 3, 2005.

See: [36 N.J.R. 4049\(a\)](#), [37 N.J.R. 47\(a\)](#).

In (b)19, added new iv and recodified former iv and v as v and vi.

Administrative correction.

See: [37 N.J.R. 502\(b\)](#), [674\(a\)](#).

Amended by R.2005 d.403, effective November 21, 2005.

See: [37 N.J.R. 2753\(a\)](#), [37 N.J.R. 4399\(b\)](#).

Added (b)14xi and recodified former (b)14xi-xiii as (b)14xii-xiv; added (b)18 and recodified former (b)18-25 as (b)19-26.

Amended by R.2005 d.446, effective December 19, 2005.

See: [37 N.J.R. 2747\(a\)](#), [37 N.J.R. 4907\(a\)](#).

In (b)3viii(3), substituted "one- and two-family" for "single-family"; in (b)3viii(5), "Group R-5 also includes: ..."

Amended by R.2006 d.28, effective January 17, 2006.

See: [37 N.J.R. 2750\(a\)](#), [38 N.J.R. 485\(b\)](#).

Rewrote (b)9, 20 and 21.

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Amended by R.2006 d.157, effective May 1, 2006.

See: [37 N.J.R. 3108\(a\)](#), [38 N.J.R. 1824\(a\)](#).

Rewrote (b)21ii.

Administrative Correction.

See: [38 N.J.R. 3024\(a\)](#).

Amended by R.2006 d.381, effective November 6, 2006.

See: [38 N.J.R. 35\(a\)](#), [38 N.J.R. 4691\(a\)](#).

In (b)15ii, added the last sentence; added new (b)15iv; and recodified former (b)15iv through (b)15xv as (b)15v through (b)15xvi.

Amended by R.2007 d.51, effective February 5, 2007.

See: [38 N.J.R. 375\(a\)](#), [39 N.J.R. 371\(a\)](#).

Added new (b)2viii; recodified former (b)2viii through (b)2x as (b)2ix through (b)2xi; added new (b)3iii; recodified former (b)3iii through (b)3viii as (b)3iv through (b)3ix; added new (b)9i; recodified former (b)9i through (b)9xi as (b)9ii through (b)9xii; added new (b)9xiii; recodified former (b)9xii through (b)9xv as (b)9xiv through (b)9xvii; added new (b)10xxii and (b)10xxiii; and recodified former (b)10xxii as (b)10xxiv.

Amended by R.2007 d.65, effective February 20, 2007.

See: [38 N.J.R. 3348\(a\)](#), [39 N.J.R. 633\(a\)](#).

Rewrote the section.

Administrative correction.

See: [39 N.J.R. 1249\(a\)](#).

Amended by R.2007, d.384, effective December 17, 2007.

See: [39 N.J.R. 2684\(a\)](#), [39 N.J.R. 5211\(a\)](#).

Added new (b)3i and (b)3ii; and recodified former (b)3i through (b)3vii as (b)3iii through (b)3ix.

Amended by R.2008 d.39, effective March 3, 2008.

See: [39 N.J.R. 2175\(a\)](#), [40 N.J.R. 1084\(a\)](#).

Added new (b)24iii; and recodified former (b)24iii as (b)24iv.

Administrative correction.

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See: [40 N.J.R. 1829\(a\)](#).

Amended by R.2008 d.184, effective July 7, 2008.

See: [39 N.J.R. 2176\(a\)](#), [40 N.J.R. 3990\(a\)](#).

Deleted former (b)9vii; and recodified former (b)9viii through (b)9xlii as (b)9vii through (b)9xli.

Amended by R.2009 d.48, effective February 2, 2009.

See: [40 N.J.R. 5319\(a\)](#), [41 N.J.R. 733\(b\)](#).

In (b)3iii, inserted "(not including food or drink consumption)"; added new (b)5ii; recodified former (b)5ii as (b)5iii; added new (b)5iv and (b)5v; recodified former (b)5iii through (b)5ix as (b)5vi through (b)5xii; in (b)7i, deleted "at" preceding and ", 'and group U when used as an accessory to Group R3' " following "Note b"; added new (b)8iii; recodified former (b)8iii through (b)8v as (b)8iv through (b)8vi; in (b)8v, substituted "Exceptions 4 and 6" for "Exception 4" and "their" for "its"; in the second paragraph of (b)9ii, deleted ".1" following "903.1.2"; in (b)9v1, deleted "that conforms to the requirements of Section 1005.3.6," following "stairway" and substituted "1023" for "1003.3.4"; in the introductory paragraph of (b)9vi, substituted "903.2.14" for "903.2.16"; in (b)9xii3, substituted "903.3.1.1" for "906.2.1"; rewrote (b)9xiii through (b)9xli; added (b)9xlii; rewrote (b)10, (b)17xiv through (b)17xxii; added new (b)18v; recodified former (b)18v through (b)18xi as (b)18vi through (b)18xii; rewrote (b)21; and in (b)22iv, deleted "In" preceding "Section" and "Item 3" preceding "shall".

Amended by R.2009 d.126, effective April 20, 2009.

See: [41 N.J.R. 16\(a\)](#), [41 N.J.R. 1725\(a\)](#).

Added new (b)18v; and recodified former (b)18v through (b)18xii as (b)18vi through (b)18xiii.

Amended by R.2009 d.255, effective August 17, 2009.

See: [41 N.J.R. 1919\(a\)](#), [41 N.J.R. 3065\(a\)](#).

In (b)21ii, inserted "insert" twice, substituted "8.6" for "8.6.1.6.5" and deleted "shall be inserted" preceding "after" twice.

Amended by R.2010 d.195, effective September 7, 2010.

See: [41 N.J.R. 3140\(a\)](#), [42 N.J.R. 2043\(a\)](#).

Rewrote the section.

Amended by R.2012 d.179, effective November 5, 2012.

See: [44 N.J.R. 1679\(a\)](#), [44 N.J.R. 2557\(a\)](#).

Added new (b)9xlvii, (b)10xxx and (b)10xxxii; recodified former (b)9xlvii through (b)9liii as (b)9xlvii through (b)9liv; and recodified former (b)10xxx through (b)10xxxviii as (b)10xxxii through (b)10xl.

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Amended by R.2013 d.081, effective June 3, 2013.

See: [44 N.J.R. 1303\(a\)](#), [45 N.J.R. 1393\(a\)](#).

In (b)17i, substituted "1" for "l".

Administrative correction.

See: [46 N.J.R. 74\(b\)](#).

Amended by R.2015 d.139, effective September 21, 2015.

See: [47 N.J.R. 9\(a\)](#), [47 N.J.R. 2352\(b\)](#).

Rewrote the section.

Amended by R.2017 d.107, effective June 5, 2017.

See: [48 N.J.R. 1851\(a\)](#), [49 N.J.R. 1381\(b\)](#).

Added (b)8lxxvi through (b)8lxxx.

Amended by R.2018 d.021, effective January 16, 2018.

See: [49 N.J.R. 306\(a\)](#), [50 N.J.R. 303\(a\)](#).

In (b)10ii9, substituted "804.5" for "804.6" five times; in (b)10ii12, substituted "Location" for "Accessible route"; in (b)10vi, deleted the period following "1104.4.1.2", and in 1104.4.2.2, substituted "a" for "the" and inserted ", of less than 3,000 square feet,"; added (b)10vii and (b)10xix, and recodified existing paragraphs to accommodate these insertions.

Amended by R.2018 d.060, effective January 16, 2018.

See: [49 N.J.R. 1276\(a\)](#), [50 N.J.R. 310\(a\)](#).

In the introductory paragraph of (b), substituted "shall be" for "are"; and in (b)3xvii, in the third undesignated paragraph, substituted "five" for "5", in the fourth undesignated paragraph, deleted close quote preceding the semicolon, and added the fifth undesignated paragraph.

Amended by R.2018 d.153, effective August 20, 2018.

See: [49 N.J.R. 2332\(a\)](#), [50 N.J.R. 1888\(a\)](#).

Added new (b)10ii13 and (b)10l, recodified former (b)10ii13 through (b)10ii20 as (b)10ii14 through (b)10ii21; rewrote (b)10vi and (b)10xxviii; and recodified former (b)10l through (b)10lii as (b)10li through (b)10liii.

Amended by R.2019 d.095, effective September 3, 2019.

See: [51 N.J.R. 285\(a\)](#), [51 N.J.R. 1399\(a\)](#).

Rewrote the section.

Amended by R.2021 d.004, effective January 4, 2021.

See: [52 N.J.R. 385\(a\)](#), [53 N.J.R. 47\(a\)](#).

Rewrote (b).

Amended by R.2022 d.022, effective February 7, 2022.

See: [53 N.J.R. 1133\(a\)](#), [54 N.J.R. 263\(a\)](#).

Rewrote (b)2; added (b)4x; recodified former (b)4x and (b)4xi as (b)4xi and (b)4xii; added (b)8vi; recodified former (b)8vi through (b)8xlv as (b)8vii through (b)8xlvii; deleted former (b)10iii6; and recodified former (b)10iii7 through (b)10iii22 as (b)10iii6 through (b)10iii21.

Annotations

Notes

[Chapter Notes](#)

Case Notes

In a dispute involving property insurance coverage, a trial court properly granted summary judgment to the insured for repair work to other parts of a damaged building since there was a clear causal connection between the collapse of the seventh floor and the code official's mandate to bring the remaining floors into compliance to prevent them from collapsing. But for wind damage to the seventh floor of the insured's building (a covered claim), the insured would not have been required to bring the wall-to floor connections in the rest of the building up to current code standards, therefore, those additional repairs were covered under the policy. [Deb Assocs. v. Greater N.y. Mut. Ins. Co.](#), 407 N.J. Super. 287, 970 A.2d 1074, 2009 N.J. Super. LEXIS 124 (App.Div. 2009).

Set back provisions of borough zoning ordinance controlled conflicting state building code provisions. [Pfeuffer v. Sculco](#), 242 N.J. Super. 181, 576 A.2d 309 (A.D. 1990).

NEW JERSEY ADMINISTRATIVE CODE

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[N.J.A.C. 5:23-3.15](#)

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NJ - New Jersey Administrative Code > TITLE 5. COMMUNITY AFFAIRS > CHAPTER 23. UNIFORM CONSTRUCTION CODE > SUBCHAPTER 3. SUBCODES

§ 5:23-3.15 Plumbing subcode

(a) Rules concerning the plumbing subcode adopted are as follows:

1. Pursuant to the authority of P.L. 1975, c. 217, as modified by P.L. 1996, c. 53, the Commissioner hereby adopts the Model Code of the Plumbing Heating-Cooling Contractors--National Association, known as "The National Standard Plumbing Code/2018," as the plumbing subcode for New Jersey.
 - i. Copies of this code may be obtained from the sponsor at: New Jersey PHCC, 189 East Bergen Place, Red Bank, NJ 07701.
2. "The National Standard Plumbing Code/2018," including appendices, may be known and cited as "the plumbing subcode."
 - i. Comments and illustrations contained in this code are denoted with a border and are supplemental information and not part of this subcode. The note "Comments are presented with a shaded background similar to this note and are intended as supplemental information" shall be deleted from the first printing of the National Standard Plumbing Code/2018 in its entirety.

(b) The following pages, chapters, sections, or appendices of the plumbing subcode shall be amended as follows:

1. The section entitled "Administration," comprising sections ADM 1.1 through ADM 1.13, is deleted in its entirety.
2. Chapter 1 of the plumbing subcode, entitled "Definitions," shall be amended as follows:
 - i. Delete the term and definition of "Adopting Agency."
 - ii. Amend the definition of "approved" as follows: delete "Sec. 3.12" and insert "[N.J.A.C. 5:23-3.7](#)."
 - iii. Delete the definition of "Authority Having Jurisdiction" and insert the following: "Unless otherwise defined herein, or unless the context clearly indicates otherwise, the term "authority having jurisdiction" for purposes of the plumbing subcode, shall mean the "plumbing subcode official."

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- iv. In the definition of "Building Classification" delete "code" and insert "subcode at [N.J.A.C. 5:23-3.14.](#)"
 - v. In the definition of "hot water" the following shall be inserted after the first sentence: "Hot Water is potable water at a temperature of not less than 120 degrees F and not more than 140 degrees F."
 - vi. The term and definition of "nuisance" are deleted.
 - vii. In the definition of tempered water, "desired" shall be deleted. Additionally, "for its intended use, typically" shall be deleted and "of" shall be inserted.
3. Chapter 2 of the plumbing subcode, entitled "General Regulations," shall be amended as follows:
- i. Section 2.5, Health and Safety, is deleted in its entirety.
 - ii. In Section 2.9.3, From Weakened Structure, delete "building code" and insert "building subcode."
 - iii. In Section 2.11, Materials Exposed Within Plenums, "Codes" shall be deleted and "subcodes" shall be inserted.
 - iv. In Section 2.12, Sleeves for Piping, subparagraph e, "regulations" shall be deleted and "subcode" shall be inserted.
 - v. In Section 2.16, Freezing or Overheating, at Item 1, "42" shall be inserted in the blank space provided. Additionally, the following shall be inserted: "Combination domestic/fire water service piping shall be installed such that the minimum earth cover is 42 inches or the top of the pipe is 12 inches below the frost depth of the locality, whichever is greater. Limited-area sprinkler systems installed in accordance with Section 903.3.8 of the building subcode, shall be installed such that the minimum earth cover is 42 inches." In the same section, at Item 2, "24" shall be inserted in the blank space provided. In addition, in the third line of Item 2, "6" shall be inserted in the blank space provided.
 - vi. Section 2.19.1, Availability of Public Water and Sewer, is amended to delete the blank and the words "feet of any property line of the premises, or other."
 - vii. Section 2.19.2, Private Systems, is amended to delete the words "the Health Department or other agency having jurisdiction" and substitute in lieu thereof "The New Jersey Department of Environmental Protection."
 - viii. New Section 2.19.3, Common Systems, shall be inserted as follows:
 - a. Common water services shall be permitted to serve attached single-family dwellings in groups of three or more where the common water service is located within property subject to an association easement or on common property and there is a homeowners' association or other owner entity responsible for maintenance and upkeep.

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- b. Common building sewers shall be permitted to serve attached single-family dwellings in groups of three or more where the common sewer is located within property subject to an association easement or on common property and there is a homeowners' association or other owner entity responsible for maintenance and upkeep.
- ix. Section 2.24, Toilet Facilities for Construction Workers, shall be deleted in its entirety.
- x. Section 2.26.1, General, shall be amended as follows:
- (1) Subsection b. shall be deleted.
 - (2) In subsection d, "Phase II firefighter override" shall be deleted and "firefighter emergency operation" shall be inserted.
- xi. Section 2.26.2, Where Elevator Pit Drainage is Provided, shall be amended as follows:
- (1) In subsection b, "Where the drainage discharge is outdoors," shall be deleted and "the" shall be capitalized.
 - (2) Subsection c. shall be deleted.
 - (3) In subsection d, "hydraulic" shall be deleted. Additionally, "or there shall be oil separation for pump operation" shall be deleted.
 - (4) In subsection g, "Phase II firefighter override" shall be deleted and "firefighter emergency operation" shall be inserted. Additionally, the last sentence shall be deleted.
4. Chapter 3 of the plumbing subcode, entitled "Materials," shall be amended as follows:
- i. In Section 3.1.1, Minimum Standards, delete "Minimum" in the title. In the same section at items (1) and (2), delete "Section 3.12.2" and insert "[N.J.A.C. 5:23-3.7](#)."
 - ii. In Section 3.1.2, General Requirements, at Item a, delete "at least." In the same section, delete "Section 3.12" and insert "[N.J.A.C. 5:23-3.7](#)."
 - iii. In Section 3.1.3, Standards Applicable to Plumbing Materials, "Section 3.12.2" shall be deleted and "[N.J.A.C. 5:23-3.7](#)" shall be inserted.
 - iv. In Table 3.1.3, Approved Materials, Part XI, Installation Procedures and Practices, insert: "11. Suction Entrapment Avoidance in Swimming Pools, Wading Pools, Spas, Hot Tubs, and Catch Basins: ANSI/APSN/ICC-7-2018."
 - v. Section 3.3.11 entitled "Septic Tanks" is deleted in its entirety.
 - vi. Add new section 3.4.2.1 as follows: 3.4.2.1 Combination Domestic/Fire Water Service: Water service piping for combination domestic/fire water services shall be of materials listed in Table 3.4 and shall be water pressure rated not less than 200 psig at 73[degrees]F. Joint restraints shall comply with Section 6.3, entitled "Joint Restraint for Fire Mains" per NFPA 13.

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Exception: Limited area sprinkler systems installed in accordance with Section 903.3.8 of the building subcode, shall be water pressure rated not less than 160 psig at 73[degrees]F.

vii. Section 3.12, Alternate Materials and Methods, shall be deleted in its entirety.

5. Chapter 5 of the plumbing subcode entitled, "Traps, Cleanouts and Backwater Valves," shall be amended as follows:

i. In Section 5.3.2, Trap seals, in Exception (2), "in accordance with [N.J.A.C. 5:23-3.3](#)" shall be inserted after "Authority Having Jurisdiction."

ii. In Section 5.3.4, Building traps, "in accordance with [N.J.A.C. 5:23-3.3](#)" shall be inserted after "Authority Having Jurisdiction."

iii. In Section 5.4.6, Building Drain and Building Sewer Junctions and the Property Line, in subsection b, "in accordance with the requirements of the Authority Having Jurisdiction" shall be deleted.

iv. In Section 5.4.10, Manholes for Large Pipes, subsection d shall be deleted.

6. Chapter 6 of the plumbing subcode, entitled "Liquid Waste Treatment Equipment," shall be amended as follows:

i. At the end of Section 6.1.1, Where Required, the following shall be inserted: "The determination of necessity shall be made by the plumbing subcode official in accordance with [N.J.A.C. 5:23-3.3](#)."

ii. In Section 6.1.4.1, General, "and the Authority Having Jurisdiction" shall be deleted.

iii. Section 6.4.4, Alternate Design, is amended to add the phrase "in accordance with [N.J.A.C. 5:23-3.3](#)" after the word "approval" on line 4.

7. Chapter 7 of the plumbing subcode, entitled "Plumbing Fixtures, Fixture Fittings and Plumbing Appliances," shall be amended as follows:

i. Section 7.2, Fixtures For Accessible Use, subsection a. shall be deleted and the following shall be inserted: "Plumbing fixtures for accessible use and their installation shall conform to the requirements of Chapter 11 of the building subcode ([N.J.A.C. 5:23-3.14](#))."

ii. In Section 7.18.2, Approval, "to the Authority Having Jurisdiction" shall be deleted.

iii. In Table 7.21.1, in the second column entitled "Occupancy Group," "R-2: One- and two-family dwellings" shall be deleted and "R-3/R-5: One- and two-family dwellings" shall be inserted.

iv. In Note 1 to Table 7.21.1, Minimum Number of Required Plumbing Fixtures, delete the second and third sentences.

v. Section 7.5.3, Surrounding Surfaces, is amended to delete the following after "surface," "extending not less than four feet above the floor. One foot to each side of the urinal, and one foot in front of the lip of the urinal. See Figure 7.5.3.," and insert, "Refer to the International Building

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Code, Section 1209.2.2." This section is amended to delete Figure 7.5.3, "Protecting Surrounding Surfaces of Urinals."

vi. In Section 7.11.4, Service Sinks and Mop Receptors, b. is amended to delete the following after "surface," "at least one foot in front of the sink or receptor, at least one foot on each side, and up to a point one foot above the faucet height," and insert, "refer to the International Building Code, Section 1209.2.2."

vii. In Section 7.21.2, Occupant Load, b. "building code" shall be deleted and "building subcode" shall be inserted.

viii. In Section 7.21.9, Family and Assisted-Use Toilet Rooms, "applicable building code" shall be deleted and "building subcode" shall inserted.

ix. Section 7.23, Safety Features for Spas and Hot Tubs, shall be deleted and Section 7.23, Safety Features for Spas and Hot Tubs, shall be inserted as follows:

"7.23 Safety Features for Swimming Pools, Spas, and Hot Tubs.

7.23.1, Suction Entrapment Avoidance. Suction outlets shall be designed and installed in accordance with ANSI/APSP/ICC-7."

8. Chapter 8 of the plumbing subcode, entitled "Hangers and Supports," shall be amended as follows:

i. In Section 8.9, Seismic Supports for Piping, "code" shall be deleted and "subcode" shall be inserted.

9. Chapter 10 of the plumbing subcode, entitled "Water Supply and Distributions," shall be amended as follows:

i. In Section 10.4.2, Interconnections, delete "with the approval of the Authority Having Jurisdiction" and insert "in accordance with the rules of the New Jersey Department of Environmental Protection at N.J.A.C. 7:10-10."

ii. In Section 10.4.3, Cross Connection Control, the text shall be deleted and the following shall be inserted "Potable water supplies shall be protected in accordance with the provisions of this code and where applicable the Safe Drinking Water Regulations ([N.J.A.C. 7:10](#)). The requirements of this code shall establish requirements for individual outlet protection. The requirements of the Safe Drinking Water Act shall establish the requirements for containment."

iii. In Section 10.4.4b, Private Supplies, "in accordance with [N.J.A.C. 7:10-10.2\(e\)](#)" shall be inserted after "Authority Having Jurisdiction."

iv. In Section 10.5.6e, Testing and Maintenance of Backflow Prevention Assemblies, "and repair" shall be deleted. Additionally, in the same sentence, "approved by an agency acceptable to the Authority Having Jurisdiction" shall be deleted.

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v. Section 10.5.9a, Protection from Fire Systems, Exception (4) shall be deleted and the following inserted: "(4) Where fire protection systems supplied from a potable water system include a fire department connection which is located less than 1,700 feet from a non-potable water source, the water supply shall be protected by one of the following:

- (i) Reduced pressure backflow preventer assembly; or
- (ii) Reduced pressure detector assembly."

vi. In Section 10.8.1, Water Pressure Booster Systems Required, "and in accordance with good practice" in the fifth and sixth lines shall be deleted.

vii. In Section 10.15.1, Hot Water Supply System, "Outlet temperature of hot water from lavatory faucets in public use facility restrooms or public toilet rooms shall be provided with a means to limit the maximum temperature to 110 degrees F." shall be inserted after the first sentence.

viii. In Section 10.20, NFPA 13D Multipurpose Residential Fire Sprinkler Systems, shall be deleted and new section 10.20, Dwelling Unit Fire Sprinkler Systems, shall be inserted, as follows: Section P2904, Dwelling Unit Fire Sprinkler Systems, of the one- and two-family dwelling subcode shall be considered part of the plumbing subcode.

10. Chapter 12 of the plumbing subcode, entitled "Vents and Venting," shall be amended as follows:

- i. Section 12.5, Frost Closure, is deleted in its entirety.
- ii. Section 12.8.2, Provision for Venting Future Fixtures, is deleted in its entirety.

11. Chapter 13 of the plumbing subcode, entitled "Storm Water Drainage," shall be amended as follows:

- i. In Section 13.1.5, Foundation Drains, Notes a. through d. shall be deleted and the following shall be inserted: "a. Foundation drains shall be provided in accordance with the building subcode."
- ii. Section 13.1.10.1, Primary Roof Drainage, shall be amended to delete the last sentence and to substitute in lieu thereof "Rainfall rates shall be applied so that the applicable rainfall rate for Burlington and Ocean counties and all counties south shall be six inches per hour and for Mercer and Monmouth counties and all counties north, the applicable rainfall rate shall be five inches per hour."
- iii. Section 13.1.10.2, "Secondary Roof Drainage," shall be deleted and the following shall be inserted:

Section 13.1.10.2 Overflow Roof Drainage

Where parapet walls extend or other construction extends above the roof, creating areas where storm water would become trapped if the primary roof drainage system failed to provide sufficient drainage, an overflow roof drainage system consisting of scuppers, standpipes, or roof drains shall be provided. The capacity of the primary system shall not be considered in the sizing of the overflow system.

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(1) Subsection b. shall be deleted and the following shall be inserted: "Where overflow drainage is provided by means of roof drains or standpipe, the overflow system shall be permitted to connect to the primary roof drainage system."

(2) Subsection c. "secondary" shall be deleted and "overflow" shall be inserted.

(3) Subsection d. shall be amended as follows: Add Table A.5 after Appendix A. and delete the second and third sentences.

iv. In Section 13.8, Sizing for Continuous or Intermittent Flows, "Section A-3 and Table A-1 in Appendix A" shall be deleted and the following shall be inserted: "5 IN/HR = 0.052 GPM/SF and 6 IN/HR = 0.062 GPM/SF."

12. Chapter 15 of the plumbing subcode, entitled "Tests and Maintenance" is amended as follows:

i. Add new Section 15.6.1 as follows: 15.6.1 Combination Domestic/Fire Water Service Systems: Piping for combination domestic/fire water services systems shall be pressure tested to not less than 200 psig and shall maintain that pressure without loss for 2 hours.

ii. Add new Section 15.6.1.1 as follows: 15.6.1.1 Leakage: The following provisions shall apply to buried pipe in all combination domestic/fire water service systems, except for limited sprinkler systems:

(1) The amount of leakage at the joints shall be no greater than 2 qt/hr (1.89 L/hr) per 100 joints or gaskets, regardless of pipe diameter.

(2) The amount of leakage in accordance with (1) above shall be permitted to be increased in increments of 1 fluid ounce (30 ml) per inch valve diameter per hour for each metal seated valve that isolates the test section.

(3) The amount of leakage in buried piping shall be measured at the test pressure specified by pumping from a calibrated container.

iii. Add new Section 15.9 as follows: 15.9 Flushing of Piping: Lead-in connections to system risers and fire service mains from the water supply to the system riser (excluding limited systems) shall be flushed completely before connection is made to sprinkler piping. The flushing operation shall be continued for a sufficient amount of time to ensure that the system is thoroughly cleaned. The minimum rate of flow shall be not less than one of the following:

(1) The hydraulically calculated water demand rate of the system, including any hose requirements.

(2) The flow that is necessary to provide a velocity of 10 ft/sec (3.1 m/sec).

(3) The maximum flow rate available to the system under fire conditions.

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13. Chapter 16 of the plumbing subcode, entitled "Regulations Governing Individual Sewage Disposal Systems for Homes and Other Establishments Where Public Sewer Systems Are Not Available," shall be deleted and the following shall be inserted:

- i. "16.1 General. On-site sewage disposal systems are under the jurisdiction of the Department of Environmental Protection and the county or local boards of health, as applicable."
- ii. "16.1.7 Abandoned Disposal Systems. When an existing building is being demolished and the existing sewage disposal system is abandoned or an existing sewage disposal system is being abandoned and a connection is being made to the public sewer systems, the plumbing subcode official shall ensure that the existing abandoned tank is disconnected from the building, pumped out, and filled with gravel, stones, or soil material. Sewage disposal systems that are abandoned without an associated hookup to a public sewer system are to be inspected by the health department having jurisdiction."

14. Chapter 17 of the plumbing subcode entitled, "Potable Water Supply Systems," shall be deleted and the following shall be inserted:

- i. "17.1 General. On-site water supply systems are under the jurisdiction of the Department of Environmental Protection and county or local boards of health, as applicable."

15. Chapter 18 of the plumbing subcode, entitled Referenced Standards, shall be amended as follows:

- i. In Section 18.2, Standards Organizations, insert the following: "APSP--The Association of Pool and Spa Professionals, 2110 Eisenhower Avenue, Alexandria, VA 22314, tel: 703-838-0083, fax: 703-549-0493," and "International Code Council, Inc., 500 New Jersey Avenue, NW, 6th Floor, Washington D.C. 20001, tel: 888-422-7233."

16. Appendix A of the plumbing subcode, entitled "Sizing Storm Drainage Systems," shall be deleted in its entirety.

17. Appendix E of the plumbing subcode, entitled "Special Design Plumbing Systems," shall be amended as follows:

- i. Section E.9.3, Rainfall Rates, shall be deleted and the following shall be inserted:
"Rainfall rates shall be applied so that the applicable rainfall rates for Burlington and Ocean counties and all counties south, shall be six (6) inches per hour; for Mercer and Monmouth counties and all counties north, the applicable rainfall rate shall be five (5) inches per hour."
- ii. Section E.9.4, Secondary Roof Drainage, shall be deleted.

18. Appendix G of the plumbing subcode, entitled "Green Plumbing and Mechanical Code Supplement," shall be deleted in its entirety.

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(c) A newly installed automatic lawn sprinkler system, where such systems are not prohibited by local ordinance, shall be equipped with an automatic rain sensor device or switch that will override the irrigation cycle of the automatic lawn sprinkler system when rainfall of more than one-half inch has occurred.

History

HISTORY:

Amended by R.1981 d.132, effective May 7, 1981.

See: 13 N.J.R. 121(a), 13 N.J.R. 258(d).

Amended by R.1983 d.12, eff. February 7, 1983, operative February 22, 1983.

See: 14 N.J.R. 1326(a), 15 N.J.R. 141(c).

Added (a) 3 and (c).

Amended by R.1984 d.314, eff. August 6, 1984.

See: 16 N.J.R. 1139(a), 16 N.J.R. 2084(b).

Section substantially amended.

Amended by R.1986 d.12, effective February 3, 1986.

See: 17 N.J.R. 2714(a), 18 N.J.R. 267(a).

(a)1i had a change of address; (a)3 and (c) added.

Amended by R.1987 d.81, effective February 2, 1987.

See: 18 N.J.R. 2237(b), 19 N.J.R. 289(d).

Amended by R.1987 d.374, effective September 21, 1987.

See: 19 N.J.R. 1024(a), 19 N.J.R. 1720(b).

Model subcode revisions.

Amended by R.1989 d.66, effective February 6, 1989.

See: 20 N.J.R. 2846(a), 21 N.J.R. 288(a).

Added (c).

Amended by R.1990 d.58, effective February 5, 1990.

See: 21 N.J.R. 3346(a), 22 N.J.R. 351(a).

Added (d) adopting the 1989 Supplement to the 1987 National Standard Plumbing Code.

Amended by R.1990 d.253, effective May 21, 1990.

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See: 22 N.J.R. 909(b), 22 N.J.R. 1554(a).

Text added at (a)3; (d)3ii amended.

Amended by R.1990 d.507, effective October 15, 1990.

See: 22 N.J.R. 2208(a), 22 N.J.R. 3214(a).

Text conformed to BOCA National Code/1990.

Amended by R.1991 d.326, effective July 1, 1991.

See: 23 N.J.R. 804(a), 23 N.J.R. 2044(a).

GPF set at 1.6; gravity water closets not permitted in commercial uses.

Amended by R.1991 d.571, effective November 18, 1991.

See: 23 N.J.R. 2619(a), 23 N.J.R. 3444(b).

Added new (c).

Amended by R.1992 d.67, effective February 3, 1992.

See: 23 N.J.R. 3602(a), 24 N.J.R. 404(b).

Low volume water closet exception added at (b)18i(1).

Amended by R.1993 d.662, effective December 20, 1993.

See: 25 N.J.R. 3891(a), 25 N.J.R. 5918(a).

Amended by R.1995 d.122, effective March 6, 1995 (operative July 1, 1995).

See: 26 N.J.R. 4874(a), 27 N.J.R. 894(a).

Amended by R.1998 d.136, effective March 16, 1998.

See: [30 N.J.R. 4\(a\)](#), [30 N.J.R. 1038\(a\)](#).

In (b)9, added xii.

Amended by R.1998 d.332, effective July 6, 1998.

See: [30 N.J.R. 1377\(a\)](#), [30 N.J.R. 2421\(b\)](#).

Rewrote the section.

Amended by R.2001 d.340, effective September 17, 2001.

See: [33 N.J.R. 1245\(a\)](#), [33 N.J.R. 3308\(b\)](#).

Rewrote the section.

Amended by R.2002 d.393, effective December 16, 2002.

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See: [34 N.J.R. 2914\(a\)](#), [34 N.J.R. 4428\(a\)](#).

In (b)8, deleted former (ii) and recodified existing (iii) to (ix) as (ii) to (viii).

Amended by R.2005 d.35, effective January 18, 2005.

See: [36 N.J.R. 3329\(b\)](#), [37 N.J.R. 267\(a\)](#).

Rewrote the section.

Administrative correction.

See: [37 N.J.R. 885\(a\)](#).

Amended by R.2005 d.341, effective October 17, 2005.

See: [37 N.J.R. 164\(a\)](#), [37 N.J.R. 3974\(b\)](#).

In (b)3iv, added "and add the following sentence at the end: 'Minimum earth cover for building sewers connected to a private sewage disposal system shall be 6 inches.'" at the end of the paragraph.

Amended by R.2007 d.65, effective February 20, 2007.

See: [38 N.J.R. 3348\(a\)](#), [39 N.J.R. 633\(a\)](#).

Rewrote the section.

Amended by R.2008 d.274, effective September 15, 2008.

See: [40 N.J.R. 2629\(a\)](#), [40 N.J.R. 5195\(b\)](#).

In paragraph 7.23 of (b)8vi, substituted "Spas and Hot Tubs" for "spas and hot tubs"; in subparagraph 2 of paragraph 7.23.3 of (b)8vi, inserted a period at the end; in paragraph 7.23.4.1 of (b)8vi, added the second paragraph; and in paragraph 7.23.5 of (b)8vi, inserted the closing quotation mark at the end.

Amended by R.2008 d.346, effective November 17, 2008.

See: [40 N.J.R. 3778\(a\)](#), [40 N.J.R. 6540\(a\)](#).

In (b)4iv, inserted "the" preceding "Construction" and substituted "2004" for "1998"; added (b)10vi; recodified former (b)10vi and (b)10vii as (b)10vii and (b)10viii; and in (b)10viii, substituted "2004" for "1999".

Amended by R.2009 d.48, effective February 2, 2009.

See: [40 N.J.R. 5319\(a\)](#), [41 N.J.R. 733\(b\)](#).

Amended by R.2010 d.195, effective September 7, 2010.

See: [41 N.J.R. 3140\(a\)](#), [42 N.J.R. 2043\(a\)](#).

Rewrote the section.

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Amended by R.2013 d.081, effective June 3, 2013.

See: [44 N.J.R. 1303\(a\)](#), [45 N.J.R. 1393\(a\)](#).

Added new (b)3viii; recodified former (b)3viii through (b)3ix as (b)3ix through (b)3x; added new (b)17ii through (b)17iii; and recodified former (b)17ii through (b)17viii as (b)17iv through (b)17x.

Amended by R.2016 d.001, effective January 4, 2016.

See: [47 N.J.R. 2021\(a\)](#), [48 N.J.R. 43\(a\)](#).

Rewrote the section.

Amended by R.2018 d.021, effective January 16, 2018.

See: [49 N.J.R. 306\(a\)](#), [50 N.J.R. 303\(a\)](#).

In the introductory paragraph of (b)9v, deleted "(Siamese)" following "department".

Amended by R.2019 d.095, effective September 3, 2019.

See: [51 N.J.R. 285\(a\)](#), [51 N.J.R. 1399\(a\)](#).

Rewrote the section.

Annotations

Notes

[Chapter Notes](#)

Case Notes

Statute providing that only licensed master plumbers could be plumbing contractors was unconstitutional. [Mechanical Contractors Ass'n of New Jersey, Inc. v. State, 255 N.J.Super. 488, 605 A.2d 743 \(A.D. 1992\)](#).

NEW JERSEY ADMINISTRATIVE CODE

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NJ - New Jersey Administrative Code > TITLE 5. COMMUNITY AFFAIRS > CHAPTER 23. UNIFORM CONSTRUCTION CODE > SUBCHAPTER 3. SUBCODES

§ 5:23-3.16 Electrical subcode

(a) Rules concerning the electrical subcode adopted are as follows:

1. Pursuant to the authority of P.L. 1975, c. 217, as modified by P.L. 1996, c. 53, the Commissioner hereby adopts the model code of the National Fire Protection Association, known as "The National Electrical Code 2017" as the electrical subcode for New Jersey.
 - i. Copies of this code may be obtained from the sponsors at NFPA, One Batterymarch Park, Quincy, Massachusetts 02169.
2. The National Electrical Code 2017 may be known and cited as "the electrical subcode."
 - i. Codes and standards referenced in the Informational Notes of the electrical subcode (NEC 2017) shall be considered adopted by reference to the extent prescribed by each related section. These codes and standards also are printed in DCA Bulletin # 19-3, which contains a list of adopted codes and standards that are applicable to the enforcement of the electrical subcode.
3. The Commissioner hereby adopts the National Electrical Safety Code (ANSI C2-2017) for the installation of area lighting facilities by an electric utility on private property on metal poles with an underground electric feed.
 - i. Copies of the National Electrical Safety Code may be obtained from the Institute of Electrical and Electronic Engineers, Inc., PO Box 1331, 445 Hoes Lane, Piscataway, New Jersey 08855-1331.

(b) The following chapters or articles of the electrical subcode are amended as follows:

1. Article 90 of the electrical subcode, entitled "Introduction," is amended as follows:
 - i. Section 90.4, entitled "Enforcement," is amended to delete in the first paragraph the phrase, "authority having jurisdiction for enforcement of the code" and substitute in lieu thereof, the term "electrical subcode official." And add a new last sentence in the first paragraph: "Approval shall be in accordance with [N.J.A.C. 5:23-2.9](#)." Delete in the second paragraph the phrase "authority having jurisdiction" and substitute in lieu thereof the term "electrical subcode official" and add after "effective safety" the phrase "as provided in [N.J.A.C. 5:23-2.9](#)." Delete in the third paragraph the

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phrase "authority having jurisdiction" and substitute in lieu thereof the term "electrical subcode official" and delete the phrase "by the jurisdiction" after the word "adopted."

ii. Section 90.5, entitled "Mandatory Rules, Permissive Rules, and Explanatory Material," is amended to add "except as outlined under [N.J.A.C. 5:23-3.16\(a\)2i](#)" after the word "Code" in line 6 under paragraph (C).

2. Chapter 1 of the electrical subcode, Article 100, entitled "Definitions," is amended as follows:

i. The definition of the term "approved" is amended to delete the phrase "the authority having jurisdiction" and substitute in lieu thereof, the phrase "electrical subcode official. Approval shall be in accordance with [N.J.A.C. 5:23-3.7](#)."

ii. The definition of "Authority having jurisdiction" is replaced with "Unless otherwise specifically noted, the authority having jurisdiction for the Electrical Subcode shall be the Electrical Subcode Official."

iii. The definition of the term "building" is deleted and in lieu thereof, substitute the definition of the term "building" found in [N.J.A.C. 5:23-1.4](#).

3. Chapter 2 of the electrical subcode, entitled "Wiring and Protection," is amended as follows:

i. Section 210.8(A)(2) and (5) of Article 210, entitled Branch Circuits, is deleted; it is replaced by Section 210.8(A)(2) and (5) and the exceptions in the National Electrical Code 2005 as follows:

"210.8(A)(2) - Garages, and also accessory buildings that have a floor located at or below grade level not intended as habitable rooms and limited to storage areas, work areas, and areas of similar use.

Exception No. 1 to (2) - Receptacles that are not readily accessible.

Exception No. 2 to (2) - A single receptacle or a duplex receptacle for two appliances located within dedicated space for each appliance that, in normal use, is not easily moved from one place to another and that is cord-and-plug connected in accordance with 400.7(A)(6), (A)7, or (A)(8).

Receptacles installed under the exceptions to 210.8(A)(2) shall not be considered as meeting the requirements of 210.52(G).

210.8(A)(5) - Unfinished basements: For purposes of this section, unfinished basements are defined as portions or areas of the basement not intended as habitable rooms and limited to storage areas, work areas, and the like.

Exception No. 1 to (5) - Receptacles that are not readily accessible.

Exception No. 2 to (5) - A single receptacle or a duplex receptacle for two appliances located within dedicated space for each appliance that, in normal use, is not easily moved from one place to another and that is cord-and-plug connected in accordance with 400.7(A)(6), (A)7, or (A)(8).

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Exception No. 3 to (5) - A receptacle supplying only a permanently installed fire alarm or burglar alarm system shall not be required to have ground-fault circuit-interrupter protection.

Receptacles installed under the exceptions to 210.8(A)(5) shall not be considered as meeting the requirements of 210.52(G)."

- ii. Section 210.12(D), entitled "Branch Circuit Extensions or Modifications - Dwelling Units," is deleted in its entirety.
4. Chapter 3 of the electrical subcode, entitled "Wiring Methods and Materials," is amended as follows:
- i. Section 300.4(A)(1) is amended to delete the words from "so that the edge. . ." on line four through ". . . cannot be maintained" on line six and in lieu thereof substitute "as required by the building subcode. Where the distance from the edge of the hole to the nearest edge of the wood member is less than 32 mm (1 1/4 inches)."
 - ii. Section 334.12(A)(2) is deleted in its entirety.
5. Chapter 4 of the electrical subcode, entitled "Equipment for General Use" is amended as follows:
- i. Section 406.4(D)(4), entitled "Arc-Fault Circuit-Interrupter Protection," is deleted in its entirety.
 - ii. Article 425, entitled "Fixed Resistance and Electrode Industrial Process Heating Equipment," is amended as follows:
 - (1) Section 425.6, entitled "Listed Equipment," is deleted.
 - (2) Section 425.8, entitled "General," including subsections (A)-(C) are deleted.
 - (3) Section 425.9, entitled "Approval," is deleted.
 - (4) Section 425.10, entitled "Special Permission," is deleted.
 - (5) Section 425.12, entitled "Locations," including subsections (A) and (B) are deleted.
 - (6) Section 425.13, entitled "Spacing from Combustible Material," is deleted.
 - (7) Section 425.14, entitled "Infrared Lamp Industrial Process Heating Equipment," is deleted.
 - (8) Section 425.22(B), entitled "Resistance Elements," is deleted.
 - (9) Section 425.22(C), entitled "Overcurrent Devices," is deleted.
 - (10) Section 425.29, entitled "Heating Elements," is deleted.
 - (11) Section 425.45, entitled "Concealed Fixed Industrial Heating Equipment," is deleted.
 - (12) Sections 425.57 through 425.64 are deleted.
 - (13) Section 425.71, entitled "Identification," is deleted.
 - (14) Subsections (A)-(E) of Section 425.72 are deleted.
 - (15) Section 425.81, entitled "Identification," is deleted.

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(16) Section 425.83, entitled "Overtemperature Limit Control," is deleted.

(17) Section 425.84, entitled "Overpressure Limit Control," is deleted.

6. Chapter 5 of the electrical subcode, entitled "Special Occupancies," is amended as follows:

i. Section 514.3(B)(3), with the exception of subsection (e), is deleted.

ii. Section 525.5(B) of Article 525, entitled Carnivals, Circuses, Fairs and Similar Events, is deleted; it is replaced by Section 525.5(B) in the National Electrical Code 2005 as follows:

"525.5(B) Clearances to Rides and Attractions. Amusement rides and amusement attractions shall be maintained not less than 4.5 m (15 ft) in any direction from overhead conductors operating at 600 volts or less, except for the conductors supplying the amusement ride or attraction. Amusement rides or attractions shall not be located under or within 4.5 m (15 ft) horizontally of conductors operating in excess of 600 volts."

iii. Part II of Article 550, entitled "Mobile Homes, Manufactured Homes, and Mobile Home Parks" comprising sections 550.11 through 550.25 is deleted. Section 550.10 shall be retained.

(1) Exception--Part II is retained in its entirety in the case of mobile/manufactured homes undergoing repair, renovation, or alteration.

iv. In Article 551, entitled "Recreation Vehicles and Recreation Vehicle Parks," delete from the title the words "Recreational Vehicles and."

(1) Parts II, III, IV, and V, comprising sections 551.20 through 551.60, are deleted in their entirety, with the exception of Figure 551.46(C), which shall be retained.

v. Article 552 shall be applicable to structures covered by the recreational park trailers subcode, [N.J.A.C. 5:23-4D](#), provided that:

(1) The structure is restricted to seasonal use as per Section 552.4. For purposes of applying this requirement, the park in which the structure is located shall be open for six months or less each year or access to the structures shall be otherwise restricted to a period of six months or less each year; and

(2) No additions, alterations, or extensions of any kind shall be made to the electrical system or structure unless the entire electrical system shall be made to conform to the electrical requirements of this code applicable to single family dwellings.

7. Chapter 6 of the electrical subcode, entitled "Special Equipment," is amended as follows:

i. In Section 620.1, Scope, Informational Note No. 1 shall have "ASME A17.1-2013/CSA B44-13" deleted and "ASME A17.1-2016/CSA B44-16" shall be inserted in its place;

ii. In Section 620.23(C), Duplex Receptacle, the Informational Note shall have "ASME A17.1-2013/CSA B44-13" deleted and "ASME A17.1-2016/CSA B44-16" shall be inserted in its place;

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- iii. In Section 620.24(C), Duplex Receptacle, the Informational Note shall have "A17.1-2013/CSA B44-13" deleted and "ASME A17.1-2016/CSA B44-16" shall be inserted in its place;
 - iv. In Section 620.51(A), Type, the Informational Note shall have "A17.1-2013/CSA B44-13" deleted and "ASME A17.1-2016/CSA B44-16" shall be inserted in its place;
 - v. In Section 620.91, Emergency and Standby Power Systems, the Informational Note shall have "A17.1-2013/CSA B44-13" deleted and "ASME A17.1-2016/CSA B44-16" shall be inserted in its place; and
 - vi. In Section 680.25(A)(1), Feeders (Wiring Methods), the following exception, from Section 680.25(A)(1) of the NEC/2011, shall be inserted:
 - "Exception: An existing feeder between an existing remote panelboard and service equipment shall be permitted to run in flexible metal conduit or an approved cable assembly that includes an equipment grounding conductor within its outer sheath. The equipment grounding conductor shall comply with 250.24(A)(5)."
8. Chapter 8 of the electrical subcode, entitled "Communication Systems," is amended as follows:
- i. Section 800.156, entitled "Dwelling Unit Communications Outlet," is deleted in its entirety.
9. Informative Annex H of the electrical subcode, entitled "Administration and Enforcement," is deleted in its entirety.

History

HISTORY:

Amended by R.1981 d.132, effective May 7, 1981.

See: 13 N.J.R. 121(a), 13 N.J.R. 258(d).

Amended by R.1984 d.314, effective August 6, 1984.

See: 16 N.J.R. 1139(a), 16 N.J.R. 2084(b).

Section substantially amended.

Amended by R.1987 d.374, effective September 21, 1987.

See: 19 N.J.R. 1024(a), 19 N.J.R. 1720(b).

Model subcode revisions.

Amended by R.1990 d.253, effective May 21, 1990.

See: 22 N.J.R. 909(b), 22 N.J.R. 1554(a).

Amendments to (b)4i(2), ii(2).

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Administrative Correction to (b)4i(2).

See: 22 N.J.R. 2503(b).

Amended by R.1990 d.507, effective October 15, 1990.

See: 22 N.J.R. 2208(a), 22 N.J.R. 3214(a).

Text conformed to BOCA National Code/1990.

Amended by R.1993 d.662, effective December 20, 1993.

See: 25 N.J.R. 3891(a), 25 N.J.R. 5918(a).

Amended by R.1998 d.332, effective July 6, 1998.

See: [30 N.J.R. 1377\(a\)](#), [30 N.J.R. 2421\(b\)](#).

Rewrote the section.

Amended by R.1998 d.362, effective July 20, 1998.

See: [30 N.J.R. 1122\(a\)](#), [30 N.J.R. 2644\(b\)](#).

In (a), inserted a new 3.

Amended by R.2000 d.48, effective February 7, 2000.

See: [31 N.J.R. 2317\(a\)](#), [32 N.J.R. 445\(a\)](#).

In (a), substituted references to 1999 for references to 1996 throughout, substituted a reference to One Batterymarch Park for a reference to Batterymarch Park in 1i, and inserted 2i; and in (b), inserted 1ii, inserted a new 3, recodified former 3 and 4 as 4 and 5, substituted a reference to line four for a reference to line three and substituted a reference to line six for a reference to line five in the new 4i, and substituted a reference to section 500-5(a)(4) for a reference to section 500-3(a)4 in the new 5i.

Amended by R.2003 d.187, effective May 5, 2003.

See: [34 N.J.R. 4248\(a\)](#), [35 N.J.R. 1939\(c\)](#).

Rewrote the section.

Amended by R.2003 d.240, effective June 16, 2003.

See: [34 N.J.R. 3045\(a\)](#), [35 N.J.R. 2637\(c\)](#).

Added (c).

Amended by R.2006 d.158, effective May 1, 2006.

See: [37 N.J.R. 4105\(a\)](#), [38 N.J.R. 1827\(a\)](#).

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In (a)1, (a)2 and (a)2.i, substituted "2005" for "2002"; also in (a)2.i, substituted "#06-2" for "#03-1"; in (a)3, substituted "C2-2002" for "C2-1997"; deleted (b)1 and recodified (b)2 through (b)6 as (b)1 through (b)5; in (b)4.ii, substituted "(2)" for "(1)", in (b)5iii(1), substituted "4" for "2"; in (b)5iii(2), substituted "V" for "VI" and "551.20" for "551.10"; and inserted (b)6.

Amended by R.2007 d.310, effective October 1, 2007.

See: [39 N.J.R. 135\(a\)](#), [39 N.J.R. 4113\(b\)](#).

Added (b)7.

Amended by R.2007, d.384, effective December 17, 2007.

See: [39 N.J.R. 2684\(a\)](#), [39 N.J.R. 5211\(a\)](#).

Added new (b)4ii; recodified former (b)4ii as (b)4iii; and in (b)4iii, substituted "(2)" for "(1)".

Amended by R.2008 d.213, effective August 4, 2008.

See: [39 N.J.R. 2411\(a\)](#), [40 N.J.R. 4523\(b\)](#).

Rewrote (b)5iv.

Amended by R.2009 d.100, effective April 6, 2009.

See: [40 N.J.R. 5900\(a\)](#), [41 N.J.R. 1397\(a\)](#).

In the introductory paragraphs of (a)1 and (a)2 and in (a)2i, substituted "2008" for "2005"; in (a)2i, substituted "#09-1" for "#06-2", rewrote (b)3i; added (b)4iv and (b)4v; added new(b)5ii; recodified former (b)5ii through (b)5iv as (b)5iii through (b)5v; deleted (b)5iii(1)(A) and former (b)5iv(1); recodified former (b)5iv(2) as new (b)5iv(1); in (b)6, substituted "H" for "G"; and rewrote (b)7.

Amended by R.2010 d.291, effective December 20, 2010.

See: [42 N.J.R. 1943\(a\)](#), [42 N.J.R. 3053\(a\)](#).

Rewrote (b)6; and added (b)8.

Amended by R.2012 d.083, effective May 7, 2012.

See: [44 N.J.R. 10\(a\)](#), [44 N.J.R. 1336\(a\)](#).

In the introductory paragraph of (a)1 and (a)2, and in (a)2i, substituted "2011" for "2008"; in (a)2i, substituted "Informational Notes" for "Fine Print Notes (FPNs)" and "12-1" for "09-1"; in (b)2i, deleted ", 3.8 and 3.8A" following "5:23-3.7"; in the introductory paragraph of (b)3i, substituted "210.8(A)(2)" for "210.8 (A)2"; in (b)3i, inserted the last paragraph; added (b)3ii; deleted (b)4ii, (b)4iv and (b)4v; recodified (b)4iii as (b)4ii; added new (b)5; recodified former (b)5 through (b)8 as (b)6 through (b)9; rewrote (b)7i; and in (b)9, inserted "Informative".

Amended by R.2015 d.139, effective September 21, 2015.

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See: [47 N.J.R. 9\(a\)](#), [47 N.J.R. 2352\(b\)](#).

Rewrote (a) and (b).

Administrative correction.

See: [47 N.J.R. 2669\(b\)](#).

Amended by R.2019 d.095, effective September 3, 2019.

See: [51 N.J.R. 285\(a\)](#), [51 N.J.R. 1399\(a\)](#).

Rewrote the section.

Amended by R.2021 d.004, effective January 4, 2021.

See: [52 N.J.R. 385\(a\)](#), [53 N.J.R. 47\(a\)](#).

In (a)2i, substituted "19-3" for "15-2"; in (b)7v, inserted "and" at the end; and, deleted (b)7vii.

Annotations

Notes

[Chapter Notes](#)

Case Notes

Former [N.J.A.C. 5:23-3.6](#) designated "National Electrical code of 1975" as controlling code; statute of limitations. [Brown v. Jersey Central Power and Light Co., 163 N.J.Super. 179 394 A.2d 397 \(App.Div.1978\)](#) certification denied [79 N.J. 489 401 A.2d 244](#).

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[N.J.A.C. 5:23-3.17](#)

This file includes all Regulations adopted and published through the New Jersey Register, Vol. 54 No. 3, February 7, 2022

NJ - New Jersey Administrative Code > TITLE 5. COMMUNITY AFFAIRS > CHAPTER 23. UNIFORM CONSTRUCTION CODE > SUBCHAPTER 3. SUBCODES

§ 5:23-3.17 Fire protection subcode

(a) Rules concerning the fire protection subcode adopted are as follows:

1. Pursuant to the authority of P.L. 1975, c. 217 as modified by P.L. 1996, c. 53, the Commissioner hereby adopts the following portions of the building, electrical, mechanical, fuel gas, and one- and two-family dwelling subcodes, to the extent delineated in [N.J.A.C. 5:23-3.4](#), as the fire protection subcode for New Jersey.

i. International Building Code of the International Code Council, Inc. adopted as amended at [N.J.A.C. 5:23-3.14](#) as the building subcode:

- (1) Chapter 3--Use and Occupancy Classification;
- (2) Chapter 4--Special Detailed Requirements Based on Use and Occupancy;
- (3) Chapter 7--Fire and Smoke Protection Features;
- (4) Chapter 8--Interior Finishes;
- (5) Chapter 9--Fire Protection Systems and [N.J.A.C. 5:23-3.5\(d\)](#) entitled "Posted Hydraulic System Data Plate";
- (6) Chapter 10--Means of Egress;
- (7) Sections 2111 through 2113 of Chapter 21--Masonry;
- (8) Sections 2603 through 2613 of Chapter 26--Plastic;
- (9) Section 3104 of Chapter 31--Special Construction;
- (10) Section 3309, 3311 and 3312 of Chapter 33--Safeguards During Construction;

ii. National Electrical Code of the National Fire Protection Association adopted as amended at [N.J.A.C. 5:23-3.16](#) as the electrical subcode:

- (1) Section 300.21 of Chapter 3--Wiring Methods and Materials;

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- (2) Article 450, Part III--Transformer Vaults of Chapter 4--Equipment for General Use;
- (3) Chapter 5--Special Occupancies;
- (4) Article 695--Fire Pumps of Chapter 6--Special Equipment;
- (5) Article 760--Fire Alarm Systems of Chapter 7--Special Conditions;

iii. International Mechanical Code of the International Code Council, Inc. adopted as amended at [N.J.A.C. 5:23-3.20](#) as the mechanical subcode:

- (1) Chapter 3--General Regulations;
- (2) Chapter 5--Exhaust Systems;
- (3) Chapter 6--Duct Systems;
- (4) Chapter 7--Combustion Air;
- (5) Chapter 8--Chimneys and Vents;
- (6) Chapter 9--Specific Appliances, Fireplaces and Solid Fuel Burning Equipment;
- (7) Chapter 13--Fuel Oil Piping and Storage;

iv. International Fuel Gas Code of the International Code Council, Inc. adopted as amended at [N.J.A.C. 5:23-3.22](#) as the fuel gas subcode:

- (1) Chapter 3--General Regulations;
- (2) Chapter 5--Chimneys and Vents;
- (3) Chapter 6--Specific Appliances.

v. International Residential Code of the International Code Council, Inc. adopted as amended at [N.J.A.C. 5:23-3.21](#) as the One- and Two- Family Dwelling Subcode. Chapters 3, 10, 13, 14, 15, 16, 18, 22, 23, 24, and 29.

- (1) Sections R300, R302, R309.5, R310 through R316, R319 and R325 of Chapter 3--Building Planning;
- (2) Sections R1001 through R1006 of Chapter 10--Chimneys and Fireplaces;
- (3) Sections M1303, M1304, M1306, and M1307 of Chapter 13--General Mechanical System Requirements;
- (4) Sections M1408 through M1410, M1414, and M1415 of Chapter 14--Heating and Cooling Equipment and Appliances;
- (5) Sections M1501 through M1506 of Chapter 15--Exhaust Systems;
- (6) Sections M1601.1.1 and M1601.2 through M1601.6 of Chapter 16--Duct Systems;

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- (7) Sections M1801 through M1805 of Chapter 18--Chimneys and Vents;
- (8) Sections M1901, M1903, and M1904 of Chapter 19--Special Appliances, Equipment and Systems;
- (9) Section M2201 of Chapter 22--Special Piping and Storage Systems;
- (10) Section M2301.4 of Chapter 23--Solar Thermal Energy Systems;
- (11) Sections G2404.3, G2408, G2409, G2425.1 through G2425.3, G2427.5.1 through G2427.5.3, G2427.5.6, G2427.5.8, G2427.6 through G2427.8, G2427.10.5, G2427.10.12, and G2427.10.13 of Chapter 24--Fuel Gas; and
- (12) Sections P2904.1, P2904.2.2, P2904.2.4, P2904.2.6, P2904.3.4, P2904.5 through P2904.7, P2904.8.1 #1-6, and P2904.8.2 #1-3 of Chapter 29--Water supply and Distribution.

2. The model code portions listed above may be known as "the fire protection subcode."

History

HISTORY:

Amended by R.1981 d.132, effective May 7, 1981.

See: 13 N.J.R. 121(a), 13 N.J.R. 258(d).

Amended by R.1984 d.314, effective August 6, 1984.

See: 16 N.J.R. 1139(a), 16 N.J.R. 2084(b).

Section substantially amended.

Amended by R.1986 d.380, effective September 22, 1986.

See: 18 N.J.R. 1235(a), 18 N.J.R. 1931(a).

Substantially amended.

Amended by R.1987 d.374, effective September 21, 1987.

See: 19 N.J.R. 1024(a), 19 N.J.R. 1720(b).

Model subcode revisions.

Amended by R.1990 d.253, effective May 21, 1990.

See: 22 N.J.R. 909(b), 22 N.J.R. 1554(a).

Reference to 1989 Supplement added; (a)1i(7) amended.

Amended by R.1990 d.507, effective October 15, 1990.

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See: 22 N.J.R. 2208(a), 22 N.J.R. 3214(a).

Text conformed to BOCA National Code/1990.

Amended by R.1993 d.662, effective December 20, 1993.

See: 25 N.J.R. 3891(a), 25 N.J.R. 5918(a).

Amended by R.1998 d.332, effective July 6, 1998.

See: [30 N.J.R. 1377\(a\)](#), [30 N.J.R. 2421\(b\)](#).

Rewrote (a).

Amended by R.2000 d.166, effective April 17, 2000.

See: [31 N.J.R. 4151\(a\)](#), [32 N.J.R. 1376\(a\)](#).

In (a)1i(5), added a second sentence.

Amended by R.2000 d.492, effective December 18, 2000.

See: [32 N.J.R. 3219\(a\)](#), [32 N.J.R. 4437\(b\)](#).

In (a)1ii, changed "1996" to "1999".

Amended by R.2001 d.196, effective June 18, 2001.

See: [33 N.J.R. 6\(a\)](#), [33 N.J.R. 2090\(a\)](#).

In (a)1, inserted reference to the fuel gas subcode in the introductory paragraph, rewrote iii and inserted iv; in (b)1, inserted reference to the Fuel Gas Subcode.

Amended by R.2003 d.351, effective September 2, 2003.

See: [35 N.J.R. 1177\(a\)](#), [35 N.J.R. 4051\(a\)](#).

In (a), substituted "are" for "area" in the introductory paragraph and rewrote (i) and (ii) in 1.

Administrative Correction to (a)1iii and (a)1iv: Changed "Code/2000" to "Code/2003".

See: [37 N.J.R. 2860\(a\)](#).

Amended by R.2007 d.65, effective February 20, 2007.

See: [38 N.J.R. 3348\(a\)](#), [39 N.J.R. 633\(a\)](#).

In (a)1i, substituted "2006" for "2000"; deleted (a)1i(5)(A) and (B); in (a)1ii, substituted "2005" for "2002"; and in (a)1iii and (a)1iv, substituted "2006" for "2003".

Amended by R.2010 d.195, effective September 7, 2010.

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See: [41 N.J.R. 3140\(a\)](#), [42 N.J.R. 2043\(a\)](#).

In the introductory paragraph of (a)1i, of (a)1iii and of (a)iv, substituted "2009" for "2006"; in (a)1i(3), substituted "Fire and Smoke Protection Features" for "Fire Resistance-Rated Construction"; in (a)1i(8), substituted "2613" for "2607"; and in the introductory paragraph of (a)1ii, substituted "2008" for "2005".

Amended by R.2015 d.139, effective September 21, 2015.

See: [47 N.J.R. 9\(a\)](#), [47 N.J.R. 2352\(b\)](#).

Rewrote the section.

Amended by R.2019 d.095, effective September 3, 2019.

See: [51 N.J.R. 285\(a\)](#), [51 N.J.R. 1399\(a\)](#).

In the introductory paragraph of (a)1, substituted "fuel gas, and one- and two-family dwelling subcodes, to the extent delineated in [N.J.A.C. 5:23-3.4](#), as the fire protection subcode for New Jersey" for "and fuel gas"; and added (a)1v.

Annotations

Notes

[Chapter Notes](#)

Case Notes

Zoning ordinance's definition of family violated [Constitution. Cherry Hill Tp. v. Oxford House, Inc., 263 N.J.Super. 25, 621 A.2d 952 \(A.D. 1993\)](#).

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[N.J.A.C. 5:23-3.18](#)

This file includes all Regulations adopted and published through the New Jersey Register, Vol. 54 No. 3, February 7, 2022

NJ - New Jersey Administrative Code > TITLE 5. COMMUNITY AFFAIRS > CHAPTER 23. UNIFORM CONSTRUCTION CODE > SUBCHAPTER 3. SUBCODES

§ 5:23-3.18 Energy Subcode

(a) Rules concerning the energy subcode adopted are as follows:

1. Pursuant to authority of P.L. 1975, c. 217, as modified by P.L. 1996, c. 53, the Commissioner hereby adopts the model code of the International Code Council, known as the International Energy Conservation Code/2018 (IECC/2018), as the energy subcode for New Jersey.

i. Copies of the IECC/2018 may be obtained from International Code Council, 4051 West Flossmoor Road, Country Club Hills, Illinois 60478-5795.

ii. The model code listed above may be known and cited as the "energy subcode."

(b) The following chapters and sections of the commercial provisions of the energy subcode are amended as follows:

1. Chapter 1, Scope and Administration, shall be amended as follows:

i. Sections C101.1, Title, and C101.3, Intent, shall be deleted.

ii. Section C101.4.1, Mixed residential and commercial buildings, and Section C101.5, Compliance, shall have "by means of the ASHRAE Standard 90.1" inserted after "IECC-- Commercial Provisions."

iii. Sections C103, Construction Documents, C104, Fees, C105, Inspections, and C106, Validity, Section C107.3, Other laws, C108, Stop Work Order, and C109, Board of Appeals, shall be deleted.

2. Chapter 2, Definitions, shall be deleted, except that a new definition of "IECC-Commercial Provisions" shall be inserted and defined as meeting the requirements of the ASHRAE Standard 90.1 referenced by Chapter 6 of commercial provisions of this code.

3. Chapter 3, Climate Zones, shall be deleted.

4. Chapter 4, Commercial Energy Efficiency, shall be amended as follows:

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- i. At Section C401.1, Scope, the text shall be deleted and replaced with the following: "The requirements contained in this chapter shall be applicable to commercial buildings, or portions thereof. These commercial buildings shall meet the ASHRAE Standard 90.1, Energy Standard for Buildings Except for Low-Rise Residential Buildings."
 - ii. Section C401.2, Application, shall be deleted and replaced with C401.2 Amendments. The following amendments shall apply to ASHRAE 90.1:
 1. Chapter 8, Power, shall be considered optional.
 - iii. Section C401.2.1, Application to replacement fenestration products, Section C402, Building Envelope Requirements, Section C403, Building Mechanical Systems, Section C404, Service Water Heating (Mandatory), Section C405, Electrical Power and Lighting Systems, Section C406, Additional Efficiency Package Options, C407, Total Building Performance, and C408, Maintenance Information and System Commissioning, shall be deleted in their entirety.
5. Chapter 5, Existing buildings, shall be deleted.
 6. Chapter 6, Referenced Standards, shall be amended as follows:
 - i. In the ICC table, "IPC-18, International Plumbing Code" shall be deleted and "NSPC-18, National Standard Plumbing Code" shall be inserted. In addition, at the bottom of the ICC table, "***NSPC-18 is non-ICC and is published by the National Association of Plumbing-Heating-Cooling Contractors" shall be inserted.
 7. Appendix CA, Solar-Ready Zone--Commercial, is deleted.
- (c) The following chapters and sections of the residential provisions of the energy subcode are amended as follows:
1. Chapter 1, Scope and Administration, shall be amended as follows:
 - i. Sections R101.1, Title, and R101.3, Intent, shall be deleted.
 - ii. Section R101.4.1, Mixed residential and commercial buildings, and Section R101.5, Compliance, shall have "by means of the ASHRAE Standard 90.1" inserted after "IECC--Commercial Provisions."
 - iii. Sections R103, Construction Documents, R104, Fees, R105, Inspections, and R106, Validity, Section R107.3, Other laws, R108, Stop Work Order, and R109, Board of Appeals, shall be deleted.
 2. Chapter 2, Definitions, shall be amended as follows:
 - i. In Section R201.3, Terms defined in other codes, "International Plumbing Code" shall be deleted and "National Standard Plumbing Code" shall be inserted.
 - ii. The definitions of "Addition" and "Alteration" shall be deleted.

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- iii. The definition of "Approved" shall be deleted and the following shall be inserted: "Approved refers to approval by the appropriate subcode official or other authority having jurisdiction in accordance with the regulations."
 - iv. In the definition of "Approved Agency," "or other authority having jurisdiction in accordance with the Uniform Construction Code" shall be inserted after "official."
 - v. The definition of "Building" shall be deleted and the definition at [N.J.A.C. 5:23-3.14\(b\)2](#) shall be inserted:

"BUILDING. A structure enclosed with exterior walls or fire walls, built, erected and framed of component structural parts, designed for the housing shelter, enclosure and support of individuals, animals or property of any kind. When used herein, building and structure shall be interchangeable except where the context clearly indicates otherwise."
 - vi. The definition of "Code Official" shall be deleted.
 - vii. In the definition of "Dwelling Unit," "living as a single housekeeping unit" shall be inserted after "persons."
 - viii. The definitions of "Historic Building," "Repair," "Reroofing," "Roof Recover," "Roof Repair," and "Roof Replacement" shall be deleted.
 - ix. New definition of "IECC-Commercial Provisions" shall be inserted and defined as meeting the requirements of the ASHRAE Standard 90.1 referenced by Chapter 6 of commercial provisions of this code.
3. Chapter 3, Climate Zones, shall be amended as follows:
 - i. Section R303.3, Maintenance information, shall be deleted.
 4. Chapter 4, Residential Energy Efficiency, shall be amended as follows:
 - i. In Section R402.4.1, Building thermal envelope, the "and" between R402.4.1.1 and R402.4.1.2 shall be deleted and "or" shall be inserted in its place.
 - ii. Section R403.2, Hot water boiler outdoor temperature setback, shall be deleted.
 - iii. In Section R403.7, Equipment sizing and efficiency rating (Mandatory), "or replacement" shall be deleted in the second sentence.
 - iv. In Section R403.8, Systems serving multiple dwelling units (Mandatory), delete "Sections C403 and C404 of the IECC--Commercial Provisions" and replace with "Chapters 6 and 7 of the ASHRAE Standard 90.1".
 5. Chapter 5, Existing Buildings, shall be deleted.
 6. Chapter 6, Referenced Standards, shall be amended as follows:

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i. In the ICC table, "IPC-18, International Plumbing Code" shall be deleted and "NSPC-18, National Standard Plumbing Code" shall be inserted. In addition, at the bottom of the ICC table, "***NSPC-18 is non-ICC and is published by the National Association of Plumbing-Heating-Cooling Contractors" shall be inserted.

7. Appendix RA, Solar-Ready Provisions--Detached One- and Two-Family Dwellings, Multiple Single-Family Dwellings (Townhouses), is deleted.

History

HISTORY:

Amended by R.1987 d.387, effective October 5, 1987.

See: 19 N.J.R. 433(b), 19 N.J.R. 1793(a).

Substantially amended.

Amended by R.1988 d.50, effective February 1, 1988.

See: 19 N.J.R. 1862(b), 20 N.J.R. 268(a).

Added (b)6; renumbered (b)6.-7. as (b)7.-8.

Amended by R.1988 d.417, effective September 6, 1988.

See: 20 N.J.R. 699(b), 20 N.J.R. 2274(a).

Substantially amended.

Amended by R.1990 d.507, effective October 15, 1990.

See: 22 N.J.R. 2208(a), 22 N.J.R. 3214(a).

Text conformed to BOCA National Code/1990.

Amended by R.1991 d.326, effective July 1, 1991.

See: 23 N.J.R. 804(a), 23 N.J.R. 2044(a).

Section E-502.1 deleted.

Amended by R.1991 d.429, effective August 19, 1991.

See: 23 N.J.R. 1487(a), 23 N.J.R. 2501(a).

In (b)5, deleted old and added new i.

Amended by R.1993 d.662, effective December 20, 1993.

See: 25 N.J.R. 3891(a), 25 N.J.R. 5918(a).

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Amended by R.1995 d.143, effective March 20, 1995 (operative July 1, 1995).

See: [26 N.J.R. 4872\(a\)](#), [27 N.J.R. 1179\(b\)](#).

Amended by R.1998 d.332, effective July 6, 1998.

See: [30 N.J.R. 1377\(a\)](#), [30 N.J.R. 2421\(b\)](#).

Rewrote the section.

Amended by R.2001 d.244, effective July 16, 2001 (operative January 16, 2002).

See: [33 N.J.R. 1241\(a\)](#), [33 N.J.R. 2471\(a\)](#).

Rewrote the section.

Administrative change.

See: [33 N.J.R. 3310\(a\)](#).

Administrative correction.

See: [35 N.J.R. 2494\(b\)](#).

Amended by R.2007 d.65, effective February 20, 2007.

See: [38 N.J.R. 3348\(a\)](#), [39 N.J.R. 633\(a\)](#).

In (a)1, substituted "International Code Council, known as the International Energy Conservation Code (IECC/2006)" for "Council of American Building Officials, Inc., known as the Model Energy Code/1995"; in (a)1i, substituted "IECC/2006" for "CABO Model Energy Code/1995" and "International Code Council" for "BOCA International"; and rewrote (b).

Amended by R.2009 d.48, effective February 2, 2009.

See: [40 N.J.R. 5319\(a\)](#), [41 N.J.R. 733\(b\)](#).

Added new (b)2i, recodified former (b)2i and (b)2ii as (b)2ii as (b)2iii; and added (b)6.

Amended by R.2010 d.195, effective September 7, 2010.

See: [41 N.J.R. 3140\(a\)](#), [42 N.J.R. 2043\(a\)](#).

Rewrote the section.

Amended by R.2011 d.269, effective November 7, 2011.

See: [43 N.J.R. 904\(a\)](#), [43 N.J.R. 3008\(a\)](#).

In (b)2i, deleted " 'ICC Electrical Code' and" following "codes,", " 'National Electrical Code' and" following "deleted and", and "respectively" following "inserted"; and rewrote (b)6i.

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Amended by R.2015 d.139, effective September 21, 2015.

See: [47 N.J.R. 9\(a\)](#), [47 N.J.R. 2352\(b\)](#).

Rewrote the section.

Amended by R.2019 d.095, effective September 3, 2019.

See: [51 N.J.R. 285\(a\)](#), [51 N.J.R. 1399\(a\)](#).

Rewrote the section.

Administrative correction, effective March 25, 2021.

See: [53 N.J.R. 619\(b\)](#).

Annotations

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Case Notes

Registered architect retained to sign and seal drawings to comply with permit regulations entitled to approve as prepared or return for compliance modifications (citing [Small Dwelling Energy Subcode](#)). [Deck House, Inc. v. New Jersey State Board of Architects, 531 F.Supp. 633 \(D.N.J.1982\)](#).

Departments of Community Affairs and Energy could not amend state energy subcode. [New Jersey Builders Ass'n v. Coleman, 227 N.J.Super. 23, 545 A.2d 783 \(A.D.1988\)](#).

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§ 5:23-3.19 (Reserved)

History

HISTORY:

Amended by R.1982 d.7, eff. February 1, 1982.

See: 13 N.J.R. 171(a), 14 N.J.R. 142(a).

This section was recodified from 5:23-3.9.

Repealed by R.2019 d.083, effective August 5, 2019.

See: [51 N.J.R. 3\(a\)](#), [51 N.J.R. 1269\(a\)](#).

Section was "Manufactured home subcode".

Annotations

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[N.J.A.C. 5:23-3.20](#)

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§ 5:23-3.20 Mechanical subcode

(a) Rules concerning the mechanical subcode adopted are as follows:

1. Pursuant to authority of P.L. 1975, c. 217, the Commissioner hereby adopts the model code of the International Code Council, Inc., known as the International Mechanical Code/2018. This code is hereby adopted by reference as the Mechanical Subcode for the State of New Jersey subject to the modifications in (b) below.
 - i. Copies of this code may be obtained from the International Code Council, 4051 West Flossmoor Road, Country Club Hills, Illinois 60478-5795.
 - ii. The International Mechanical Code/2018 may be known and cited as the "mechanical subcode."
2. Any references to the International Plumbing Code, the International Energy Conservation Code or the International Existing Building Code listed in Chapter 15 shall be considered a reference to the appropriate plumbing, or energy subcode in N.J.A.C. 5:23-3 or the rehabilitation subcode in N.J.A.C. 5:23-6.
3. Anywhere the term "code" appears, shall be a reference to "subcode" as defined in [N.J.A.C. 5:23-1.4](#) for any of the adopted national model codes as appropriate.

(b) The following chapters, sections or pages of the International Mechanical Code/2018 shall be amended as follows:

1. Chapter 1 of the mechanical subcode, entitled "Scope and Administration," is deleted in its entirety:
2. Chapter 2 of the mechanical subcode, entitled "Definitions," is amended as follows:
 - i. In Section 201.3, Terms defined in other codes, delete "International Plumbing Code," and insert "plumbing subcode ([N.J.A.C. 5:23-3.15](#))."
 - ii. The definition of the term "alteration" is deleted.

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- iii. The definition of the term "approved" is deleted and the following shall be inserted:
"Approved refers to approval by the appropriate subcode official or other authority having jurisdiction in accordance with the regulations."
- iv. In the definition of "Approved Agency," "or other authority having jurisdiction in accordance with the Uniform Construction Code" shall be inserted after "official."
- v. The definition of the term "building" is deleted and the definition at [N.J.A.C. 5:23-3.14\(b\)2](#) shall be inserted:

"BUILDING. A structure enclosed with exterior walls or fire walls, built, erected and framed of component structural parts, designed for the housing shelter, enclosure and support of individuals, animals or property of any kind. When used herein, building and structure shall be interchangeable except where the context clearly indicates otherwise."
- vi. The definition of the term "code" is deleted.
- vii. The definition of the term "code official" is deleted.
- viii. In the definition of "Dwelling Unit," "living as a single housekeeping unit" shall be inserted after "persons."

3. Chapter 3 of the mechanical subcode, entitled "General Regulations," shall be amended as follows:

- i. Section 301.1, Scope, is amended to delete the words "in accordance with Section 101.2."
- ii. Section 301.7, Listed and labeled, is amended to delete the words "in accordance with Section 105."
- iii. In Section 301.11, Plumbing connections, delete "International Plumbing Code" and insert "plumbing subcode ([N.J.A.C. 5:23-3.15](#))" in its place.
- iv. Section 301.14, Repair, is deleted.
- v. Add new section 301.19, Safety devices and controls, as follows:

"Oil burners, other than oil stoves with integral tanks, shall be provided with means for manually stopping the flow of oil to the burner. Such device or devices shall be placed in a readily accessible location a minimum of 10 feet from the burner. For electrically driven equipment, an identified switch in the burner supply circuit shall be provided at the entrance to the room or area where the appliance is located or, for equipment located in basements, the switch is required to be located at the top of stairs leading to the basement. An identifiable valve in the oil supply line, operable from a location a minimum of 10 feet from the burner shall be used for other than electrically driven or controlled equipment."
- vi. Section 307.1, Fuel-burning appliances, shall be amended to insert "drywell, sump pump, floor drain, drainage system below floor" after "fixture."

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- vii. Section 307.2.1, Condensate disposal, is amended to add the following after the word "disposal" on line 3: "in accordance with the plumbing subcode." In addition, the second sentence shall be deleted.
 - viii. Section 307.2.2, Drain pipe materials and sizes, is deleted.
 - ix. Section 309, Temperature control, is deleted.
4. Chapter 5 of the mechanical subcode, entitled "Exhaust Systems," shall be amended as follows:
- i. Section 503.1, General, is amended to replace the second sentence with the following: "The type and wiring methods for motors in areas that contain flammable vapors or dusts shall be in accordance with the electrical subcode."
 - ii. Item 7 in Sections 504.10, Common exhaust systems for clothes dryers located in multistory structures, and 505.3, Common exhaust systems for domestic kitchens located in multistory structures, is amended to add ", if provided," after the word "and".
 - iii. Section 512.1, General, is amended to add a sentence as follows: "This section shall not apply to radon construction techniques covered by subchapter 10 of the Uniform Construction Code."
 - iv. In Section 513.5.2, Testing of leakage area, "fire code official" shall be deleted and "fire protection subcode official" shall be inserted.
5. Chapter 6 of the mechanical subcode, entitled "Duct Systems," is amended as follows:
- i. Section 602.2.1, Materials in plenums, is amended to modify Exception 3 to read: "This section shall not apply to materials exposed within plenums in one-and two-family dwellings. Wire exposed in plenums of one-and two-family dwellings shall conform to the requirements of the electrical subcode."
 - ii. Section 602.2.1.1, Wiring, is deleted in its entirety and substitute the following language: "Wiring, cable and raceways installed in a plenum shall be listed and installed in accordance with the electrical subcode."
6. Chapter 8 of the mechanical subcode, entitled "Chimneys and Vents," shall be amended as follows:
- i. In Section 801.18.2, Flue passageways, in the first sentence, "free of obstructions and combustible deposits" shall be deleted and "inspected in accordance with the chimney verification program as provided for in [N.J.A.C. 5:23-2.20\(d\)](#)" shall be inserted.
7. Chapter 9 of the mechanical subcode, entitled "Specific Appliances, Fireplaces and Solid Fuel-Burning Equipment," shall be amended as follows:
- i. In Section 908.5, Water supply, "International Plumbing Code," shall be deleted and "plumbing subcode ([N.J.A.C. 5:23-3.15](#))" shall be inserted.

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- ii. In Section, 923, Small ceramic kilns, "Section 105.2" shall be deleted in two locations and "[N.J.A.C. 5:23-3.7](#)" shall be inserted.
 - iii. In Item 4 of Section 928.1, General, "International Plumbing Code," shall be deleted and "plumbing subcode ([N.J.A.C. 5:23-3.15](#))" shall be inserted.
8. Chapter 10 of the mechanical subcode, entitled "Boilers, Water Heaters and Pressure Vessels," shall be amended as follows:
 - i. Section 1001.1, Scope, is amended to replace the words "installation, alteration, and repair of boilers," with the words "installation and alteration of boilers."
 - ii. In Section 1002.1, General, in the first and third sentence, "International Plumbing Code," shall be deleted and "plumbing subcode ([N.J.A.C. 5:23-3.15](#))" shall be inserted.
 - iii. In Section 1002.2, Water heaters utilized for space heating, "International Plumbing Code," shall be deleted and "plumbing subcode ([N.J.A.C. 5:23-3.15](#))" shall be inserted.
 - iv. Section 1002.3, Supplemental water-heating devices, "International Plumbing Code," shall be deleted and "plumbing subcode ([N.J.A.C. 5:23-3.15](#))" shall be inserted.
 - v. In Section 1008.2, Discharge, "International Plumbing Code," shall be deleted and "plumbing subcode ([N.J.A.C. 5:23-3.15](#))" shall be inserted.
9. Chapter 11 of the mechanical subcode, entitled "Refrigeration," is amended as follows:
 - i. Section 1101.1, Scope, the words "and repair" shall be deleted.
 - ii. Section 1102.2.2, Purity, is deleted in its entirety.
 - iii. Add new Section 1103.1.1, Acceptable refrigerants, as follows: "Only refrigerants listed by the US Environmental Protection Agency (EPA), pursuant to the Significant New Alternatives Program (SNAP) under section 612 of the Clean Air Act Amendments, as acceptable substitutes for the particular use shall be permitted."
 - iv. Section 1109, Periodic testing, is deleted.
10. Chapter 12 of the mechanical subcode, entitled "Hydronic Piping," is amended as follows:
 - i. In Section 1210.8.1, Protection of potable water, "International Plumbing Code," shall be deleted and "plumbing subcode ([N.J.A.C. 5:23-3.15](#))" shall be inserted.
11. Chapter 13 of the mechanical subcode, entitled "Fuel Oil Piping And Storage," is amended as follows:
 - i. Section 1301.2, Storage and piping systems, is amended to add the following sentence: "Where the tank is of a size and type that is subject to the Department of Environmental Protection rules for the installation of Underground Storage Tanks at [N.J.A.C. 7:14B](#), those rules shall apply."

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12. Chapter 15 of the mechanical subcode, entitled "Referenced Standards," shall be amended as follows:

i. Under the heading "ICC," amend the following title:

(1) Delete "IPC--15, International Plumbing Code."

13. Appendix A of the mechanical subcode entitled "Chimney Connector Pass-Throughs" is informative and is not part of the code.

14. Appendix B of the mechanical subcode entitled "Recommended Permit Fee Schedule," is deleted in its entirety.

History

HISTORY:

R.1984 d.314, eff. August 6, 1984.

See: 16 N.J.R. 1139(a), 16 N.J.R. 2084(b).

New rule.

Amended by R.1985 d.154, effective April 1, 1985 (operative July 1, 1985).

See: 17 N.J.R. 239(a), 17 N.J.R. 810(a).

(a)2 added; subsection (c) added.

Amended by R.1986 d.380, effective September 22, 1986.

See: 18 N.J.R. 1235(a), 18 N.J.R. 1931(a).

Substantially amended.

Amended by R.1987 d.14, effective January 5, 1987.

See: 18 N.J.R. 2083(a), 19 N.J.R. 63(a).

In (b)5iv Section M-508 was deleted and Section M-508.1 was substituted.

Amended by R.1987 d.374, effective September 21, 1987.

See: 19 N.J.R. 1024(a), 19 N.J.R. 1720(b).

Model subcode revisions.

Amended by R.1988 d.270, effective June 20, 1988.

See: 20 N.J.R. 575(a), 20 N.J.R. 1344(a).

Added (a)3 and (c).

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Amended by R.1990 d.253, effective May 21, 1990.

See: 22 N.J.R. 909(b), 22 N.J.R. 1554(a).

References to 1989 Supplement added; (c)1 and 3 added.

Amended by R.1990 d.507, effective October 15, 1990.

See: 22 N.J.R. 2208(a), 22 N.J.R. 3214(a).

Text conformed to BOCA National Code/1990.

Amended by R.1991 d.429, effective August 19, 1991.

See: 23 N.J.R. 1487(a), 23 N.J.R. 2501(a).

In (a), added 3. Added new (c).

Amended by R.1992 d.183, effective April 20, 1992.

See: 24 N.J.R. 167(a), 24 N.J.R. 1475(b).

Text added at (b)7 and (c)1, deleting parts of article 16 of the mechanical subcode.

Amended by R.1993 d.662, effective December 20, 1993.

See: 25 N.J.R. 3891(a), 25 N.J.R. 5918(a).

Amended by R.1995 d.120, effective March 6, 1995 (operative July 1, 1995).

See: 26 N.J.R. 4874(b), 27 N.J.R. 894(b).

Amended by R.1999 d.259, effective August 16, 1999.

See: [31 N.J.R. 825\(a\)](#), [31 N.J.R. 2330\(a\)](#).

Added (c).

Amended by R.2001 d.196, effective June 18, 2001.

See: [33 N.J.R. 6\(a\)](#), [33 N.J.R. 2090\(a\)](#).

Rewrote (a) and (b).

Administrative correction.

See: [33 N.J.R. 3310\(a\)](#).

Amended by R.2002 d.15, effective January 22, 2002.

See: [33 N.J.R. 2933\(b\)](#), [33 N.J.R. 3883\(a\)](#), [34 N.J.R. 521\(a\)](#).

In (c), added the last sentence in the introductory paragraph, and rewrote 1.

Amended by R.2003 d.137, effective April 7, 2003.

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See: [34 N.J.R. 4277\(a\)](#), [35 N.J.R. 1558\(c\)](#).

In (c), deleted ", or any dwelling unit of Use Group" following "R-2", and substituted ", R-3 or R-4" for "R-3 located in a building required to be registered as a multiple dwelling" in the introductory paragraph.

Amended by R.2004 d.67, effective February 17, 2004.

See: [35 N.J.R. 4627\(a\)](#), [36 N.J.R. 949\(b\)](#).

In (c), added R-5 to the list of groups.

Amended by R.2005 d.35, effective January 18, 2005.

See: [36 N.J.R. 3329\(b\)](#), [37 N.J.R. 267\(a\)](#).

Rewrote the section.

Administrative correction.

See: [37 N.J.R. 885\(a\)](#).

Amended by R.2006 d.75, effective February 21, 2006.

See: [37 N.J.R. 3110\(a\)](#), [38 N.J.R. 1183\(a\)](#).

Added (b)3iii; recodified former (b)3iii-ix as (b)3iv-x.

Amended by R.2007 d.65, effective February 20, 2007.

See: [38 N.J.R. 3348\(a\)](#), [39 N.J.R. 633\(a\)](#).

Rewrote the section.

Amended by R.2010 d.195, effective September 7, 2010.

See: [41 N.J.R. 3140\(a\)](#), [42 N.J.R. 2043\(a\)](#).

Rewrote (a) and (b).

Amended by R.2015 d.139, effective September 21, 2015.

See: [47 N.J.R. 9\(a\)](#), [47 N.J.R. 2352\(b\)](#).

Rewrote the section.

Amended by R.2019 d.095, effective September 3, 2019.

See: [51 N.J.R. 285\(a\)](#), [51 N.J.R. 1399\(a\)](#).

Substituted "Code/2018" for "Code/2015" in the introductory paragraph of (a)1, in (a)1ii, and in the introductory paragraph of (b); and substituted "appropriate" for "building" in (b)2iii.

Annotations

Notes

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§ 5:23-3.20A (Reserved)

History

HISTORY:

New Rule R.1992 d.183, effective April 20, 1992.

See: 24 New Jersey Register 167(a), 24 New Jersey Register 1475(b).

Repealed by R.2001 d.196, effective June 18, 2001.

See: [33 New Jersey Register 6\(a\)](#), [33 New Jersey Register 2090\(a\)](#).

Section was "Indoor air quality subcode".

Annotations

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[N.J.A.C. 5:23-3.21](#)

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§ 5:23-3.21 One- and two-family dwelling subcode

(a) Rules concerning the one- and two-family dwelling subcode are adopted as follows:

1. Pursuant to authority of P.L. 1975, c. 217, as modified by P.L. 1996, c. 53, the Commissioner hereby adopts the model code of the International Code Council, 2018 International Residential Code known as the "IRC/2018" as the one-and two-family dwelling subcode in New Jersey subject to the modifications stated in (c) below.

i. Copies of this code may be obtained from the International Code Council at 4051 West Flossmoor Road, Country Club Hills, Illinois 60478-5795.

ii. The IRC/2018 may be known and cited as the one-and two-family dwelling subcode.

(b) The provisions of this subcode shall apply to detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress serving each dwelling unit and their accessory structures.

(c) The following chapters or sections of the IRC/2018 shall be modified as follows:

1. Chapter 1, Scope and Administration, shall be deleted in its entirety and "See the administrative provisions of [N.J.A.C. 5:23](#)." shall be inserted. In addition, any referenced section of Chapter 1 shall be deleted throughout the code and "the administrative provisions of the Uniform Construction Code ([N.J.A.C. 5:23](#))" shall be inserted.

2. Chapter 2, Definitions, shall be amended as follows:

i. The definition of "Addition" shall be deleted.

ii. The definition of "Alteration" shall be deleted.

iii. The definition of "Approved" shall be deleted and the following shall be inserted: "Approved refers to approval by the appropriate subcode official or other authority having jurisdiction in accordance with the regulations."

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- iv. In the definition of "Approved Agency," "or other authority having jurisdiction in accordance with the Uniform Construction Code" shall be inserted after "official."
- v. The definition of "Attic, habitable" shall be deleted and the following shall be inserted:
- "An attic that has a stairway as a means of access and egress and in which the ceiling area at a height of seven feet above the attic floor is not more than one-third the area of the next floor below."
- vi. The definition of "Building" shall be deleted and the following shall be inserted:
- "BUILDING. A structure enclosed with exterior walls or fire walls, built, erected and framed of component structural parts, designed for the housing shelter, enclosure and support of individuals, animals or property of any kind. When used herein, building and structure shall be interchangeable except where the context clearly indicates otherwise."
- vii. The definition of "Building, Existing" shall be deleted.
- viii. The definition of "Building Line" shall be deleted.
- ix. The definitions of "Building Official" and "Change of Occupancy" shall be deleted.
- x. In the definition of "Dwelling Unit," "living as a single housekeeping unit" shall be inserted after "persons."
- xi. The definition of "Existing Installations" shall be deleted.
- xii. The definition of "Guestroom" shall be deleted.
- xiii. The definition of "Historic Building" shall be deleted.
- xiv. The definition of "Jurisdiction" shall be deleted.
- xv. The definition of "Lodging House" shall be deleted.
- xvi. The definition of "Manufactured Home" shall be deleted.
- xvii. The definition of "Owner" shall be deleted and the following shall be inserted: "OWNER. The owner or owners in fee of the property of a lesser estate therein, a mortgagee or vendee in possession, an assignee of rents, receiver, executor, trustee, lessee or any other person, firm or corporation, directly or indirectly in control of a building, structure or real property and shall include any subdivision thereof of the State."
- xviii. The definition of "Permit" shall be deleted.
- xix. The definition of "Person" shall be deleted.
- xx. In the definition of "Potable Water," "public health authority having jurisdiction" shall be deleted and "Public Health Drinking Water Standards or the regulations" shall be inserted.
- xxi. The definition of "Repair" shall be deleted.

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xxii. The definitions of "Reroofing," "Roof Recover," "Roof Repair," and "Roof Replacement" shall be deleted.

xxiii. The definition of "Structure" shall be deleted.

3. Chapter 3, Building Planning, shall be amended as follows:

i. Add new Section R300 as follows:

"R300 Height and Area Limitations

R300.1 General. Buildings of VB, unprotected wood framed construction, as that term is defined in Section 602 of the building subcode, shall be not more than two stories, not more than 35 feet in height, and not more than 4,800 square feet in area per floor. For the purpose of applying this subsection, a habitable attic shall not constitute a story in a two-story dwelling.

R300.2 Increases in height. The building shall be not more than three stories and not more than 55 feet in height where the building is equipped throughout with an automatic sprinkler system installed in accordance with the National Fire Protection Association (NFPA) Standard 13D or Section P2904.

R300.3 Increases in area. The area of a building may be increased as provided in Sections R300.3.1 and Section R300.3.2 below.

R300.3.1 Automatic sprinkler system. The area limitation shall be unlimited where a building is equipped throughout with an automatic sprinkler system installed in accordance with NFPA Standard 13D or Section P2904.

R300.3.2 Frontage. The area limitation shall be permitted to be increased two percent for each one percent of excess frontage where a building has more than 25 percent of the building perimeter fronting on a street or other unoccupied space. The unoccupied space shall be on the same lot or dedicated for public use, shall be not less than 30 feet in width, and shall have access from a street by a posted fire lane that is not less than 18 feet in width.

R300.4 Buildings of VA construction. Buildings of VA, protected wood framed construction, as that term is defined in Section 602 of the building subcode, shall be not more than three stories, not more than 40 feet in height, and not more than 10,200 square feet in area per floor.

R300.4.1 Increases in height. Buildings of VA construction greater than three stories in height shall be designed and constructed in accordance with the building subcode.

R300.4.2 Increases in Area. Buildings of VA construction shall be permitted to be increased in area in accordance with R300.3.

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R300.5 Buildings of other types of construction. The height and area limits allowable for buildings of construction type VA shall apply to other construction types, as they are defined in Section 602 of the building subcode, provided that the fire ratings of building elements meet or exceed the requirements for type VA in Tables 601 and 602 of the building subcode."

ii. Table R301.2(1), Climatic and Geographic Design Criteria, shall be amended as follows:

1. Under the heading of "Ground Snow Load," insert "see Bulletin 19-1";
2. Under the heading of "Wind Design--Speed," insert "see Bulletin 19-1";
3. Under the heading of "Wind Design--Topographic effects," insert "N/A" for Not Applicable;
4. Under the heading of "Wind Design--Special wind region," insert "N/A" for Not Applicable;
5. Under the heading of "Wind Design--Windborne debris region," insert "N/A" for Not Applicable;
6. Under the heading of "Seismic Design Category," insert "N/A" for Not Applicable;
7. Under the heading of "Subject to damage from - Weathering," insert "Severe";
8. Under the heading of "Subject to damage from - Frost line depth," insert "2'6" SNJ; 3'0" NNJ";
9. Under the heading of "Subject to damage from - Termite," insert "Moderate to Heavy";
10. Under the heading of "Winter Design Temp," insert "13 degrees F";
11. Under the heading of "Ice Barrier Underlayment Required," insert "see Bulletin 07-3";
12. Under the heading of "Flood Hazards," insert "LFPA" for local floodplain administrator;
13. Under the heading of "Air Freezing Index," insert "1500 or less";
14. Under the heading of "Mean Annual Temp;" insert "see Note j";
15. After the title "Manual J Design Criteria," insert "(see Table 1a from ACCA Manual J; fill in criteria from the closest municipality)";
16. At the beginning of Note b, insert "New Jersey is divided into two zones: SNJ consists of Monmouth and Burlington Counties and all counties to the south; NNJ consists of Mercer and Middlesex Counties and all counties to the north.";
17. At the beginning of Note g, insert "See the local floodplain administrator (LFPA)."

iii. Section R301.2.1.5, Topographic wind effects, shall be deleted, along with its subsections, tables and figures.

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- iv. Section R301.2.2, Seismic provisions, shall be deleted, along with its subsections, tables, and figures and the following shall be inserted: "Detached one- and two-family dwellings and attached single-family townhouses are exempt from the seismic requirements of this code."
- v. Section R301.2.4, Floodplain Construction, "repair" shall be deleted and "restoration" shall be inserted. Also, Section R301.2.4.1, Alternative provisions, shall be deleted in its entirety.
- vi. In Table R301.5, Minimum Uniformly Distributed Live Loads, delete "Balconies (exterior) and" from the fourth row. Insert a new row below "Decks" with "Exterior Balconies" in the "Use" column and "60" in the "Live Load" column.
- vii. In exception 2 of Section R302.1, the following shall be added to the end of the sentence: "provided the aggregate area of all buildings on the same lot do not exceed the permissible area from Section R300."
- viii. In Section R302.2.2, Common Walls, in the fourth sentence, "Chapters 34 through 43" shall be deleted and "the electrical subcode ([N.J.A.C. 5:23-3.16](#))" shall be inserted.
- ix. In Exception 1 of R302.3, Two-family dwellings, "13R, or 13D" shall be inserted after "NFPA 13."
- x. In Section R302.5.1, Opening protection, in the last sentence, ", equipped with a self-closing or automatic-closing device" shall be deleted.
- xi. In Section R302.6, Dwelling-garage fire separation, "Attachment of gypsum board shall comply with Table R702.3.5." shall be deleted.
- xii. Table R302.6, Dwelling-Garage Separation, shall be amended as follows: In the column entitled "Material" and the rows entitled "From all habitable rooms above the garage" and "Structure(s) supporting floor/ceiling assemblies used for separation required by this section," the text shall be deleted and "constructed with not less than a one-hour fire resistance rating (see N.J.U.C.C. FTO-13)" shall be inserted.
- xiii. Section R303.7, Interior stairway illumination and R303.8, Exterior stairway illumination, shall be deleted in their entirety.
- xiv. Section R303.10, Required heating, shall be deleted in its entirety.
- xv. In Section R307.1, Space required, "Figure R307.1, and in accordance with the requirements of Section P2705.1" shall be deleted and "Figure 7.3.2 of the plumbing subcode, entitled 'Minimum Fixture Clearances' "shall be inserted. In addition, Figure R307.1 shall be deleted.
- xvi. In Section R310.1, Emergency escape and rescue required, "Basements, habitable attics and" shall be deleted. The sentence shall start with "Every." In addition, the exception shall be deleted in its entirety.

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- xvii.** In Sections R310.2.3.2, Drainage, and R310.3.2.2, Drainage, "Section R405.1" shall be deleted in the body of the general text and again in the exception and "Section R406.1" shall be inserted for each deletion.
- xviii.** Sections R310.2.5, Replacement windows, R310.5, Dwelling additions, and R310.6, Alterations or repairs of existing basements, shall be deleted.
- xix.** In Section R311.3.1, Floor elevations at the required egress doors, in the Exception, "7 3/4 inches (196 mm)" shall be deleted and "8 1/4 inches (210 mm)" shall be inserted. Also, in Section R311.3.2, Floor elevations for other exterior doors, "7 3/4 inches (196 mm)" shall be deleted and "8 1/4 inches (210 mm)" shall be inserted.
- xx.** In Section R311.7.5.1, Risers, "7 3/4 inches (196 mm)" shall be deleted and "8 1/4 inches (210 mm)" shall be inserted.
- xxi.** In Sections R311.7.5.2, Treads, and R311.7.5.2.1, Winder treads, "10 inches (254 mm)" shall be deleted and "9 inches (229 mm)" shall be inserted.
- xxii.** In Section R311.7.8.1, Height, "34 inches (864 mm)" shall be deleted and "30 inches (762 mm)" shall be inserted.
- xxiii.** Section R311.7.9, Illumination, shall be deleted in its entirety.
- xxiv.** In Section R311.8.1, Maximum slope, delete the second sentence.
- xxv.** In Section R311.8.3.1, Height, "34 inches (864 mm)" shall be deleted and "30 inches (762 mm)" shall be inserted.
- xxvi.** Section R313.1, Townhouse automatic fire sprinkler system, shall be deleted. Section R313.1.1 shall be retained.
- xxvii.** Section R313.2, One- and two-family dwellings automatic fire systems, shall be deleted. Section R313.2.1 shall be retained.
- xxviii.** Section R314.2.2, Alterations, repairs and additions, shall be deleted.
- xxix.** In Section R314.6, Power source, both exceptions shall be deleted.
- xxx.** Section R314.7.5 shall be inserted as follows: "R314.7.5, Monitoring. The system shall be monitored by an approved supervising station and shall be maintained in accordance with NFPA 72."
- xxxi.** In Section R315.2, Where required, "and R315.2.2" shall be deleted. Also, Section R315.2.2, Alterations, repairs and additions, shall be deleted. Lastly, exception 2 of Section R315.6, Power source, shall be deleted.

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- xxxii.** In Section R319, Site address, the fourth, fifth and ninth sentences shall be deleted. Additionally, in the seventh sentence, "fire code official" shall be deleted and "fire protection subcode official" shall be inserted.
- xxxiii.** Section R320, Accessibility, shall be deleted.
- xxxiv.** Section R321, Elevators and platform lifts, shall be deleted.
- xxxv.** In Section R322.1, General, "repair" shall be deleted and "restoration" shall be inserted.
- xxxvi.** Section R322.1.1, Alternative provisions, shall be deleted in its entirety.
- xxxvii.** In Section R322.1.6, Protection of mechanical, plumbing and electrical systems, the second sentence shall be deleted.
- xxxviii.** In Section R322.1.7, Protection of water supply and sanitary sewage systems, in the first and second sentences, "and replacement" shall be deleted. Also, in the second sentence, "the plumbing provisions of this code and Chapter 3 of the International Private Sewage Disposal Code" shall be deleted and "the plumbing subcode ([N.J.A.C. 5:23-3.15](#))" shall be inserted.
- xxxix.** In Section R322.1.9, Manufactured homes, in the first sentence, "new and replacement" shall be deleted and "relocated" shall be inserted in lieu thereof.
- xl.** In Section R322.2.3, Foundation design and construction, "For buildings supported by piles, the design and methods of construction shall meet the applicable criteria of ASCE 24." shall be inserted after the first sentence.
- xli.** In Section R322.3, Coastal high-hazard area (including V Zones and Coastal A Zones, where designated), "Sections R322.3.1 through R322.3.10" shall be deleted and "and ASCE 24" shall be inserted in its place. Additionally, the subsections that follow the text of R322.3.1, Sections R322.3.1 through R322.3.10, shall be deleted.
- xlii.** Section R323, Storm Shelters, shall be deleted.
- xliii.** In Section R325, Mezzanines, the second sentence of R325.1, General, shall be deleted and Section R325.6, Habitable attic, shall be deleted.
- xliv.** In Section R326.1, General, "and enclosures" shall be inserted between "spas" and "shall." In addition, the following shall be added to the end of the section: "Amendments to the ISPC shall be as follows:
1. Chapter 1, Scope and Administration, shall be deleted in its entirety and "See the administrative provisions of [N.J.A.C. 5:23](#)." shall be inserted. In addition, any referenced section of Chapter 1 shall be deleted throughout the code and "the administrative provisions of the Uniform Construction Code ([N.J.A.C. 5:23](#))" shall be inserted.
 2. Chapter 2, Definitions, shall be amended as follows:

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2.1 In Section 201.3, Terms defined in other codes, "International Plumbing Code" shall be deleted and "plumbing subcode ([N.J.A.C. 5:23-3.15](#))" shall be inserted.

2.2 In Section 202, Definitions:

2.2.1 The definition of "alteration" shall be deleted.

2.2.2 The definition of "code official" shall be deleted and the following shall be inserted:

"Construction Official. A qualified person appointed by the municipal appointing authority or the commissioner pursuant to the act and the regulations to enforce and administer the regulations within the jurisdiction of the enforcing agency."

2.2.3 The definition of "existing pool or spa" shall be deleted.

2.2.4 The definition of "owner" shall be deleted and the following shall be inserted:

"Owner. The owner or owners in fee of the property of a lesser estate therein, a mortgagee or vendee in possession, an assignee of rents, receiver, executor, trustee, lessee or any other person, firm or corporation, directly or indirectly in control of a building, structure or real property and shall include any subdivision thereof of the State."

2.2.5 The definitions of "permit" and "repair" shall be deleted.

3. Chapter 3, General Compliance, shall be amended as follows:

3.1 In Section 302.1, Electrical, "or the International Residential Code, as applicable in accordance with Section 102.7.1" shall be deleted.

3.2 In Section 302.2, Water service drainage, "International Plumbing Code" shall be deleted and "plumbing subcode ([N.J.A.C. 5:23-3.15](#))" shall be inserted.

3.3 In Sections 302.5, Backflow prevention, and 302.6, Waste-water discharge, "International Plumbing Code or the International Residential Code, as applicable in accordance with Section 102.7.1" shall be deleted and "plumbing subcode ([N.J.A.C. 5:23-3.15](#))" shall be inserted.

3.4 Section 305, Barrier requirements, shall be amended as follows:

3.4.1 In Section 305.1, General, in the second sentence, "and swimming pools are equipped with a powered safety cover that complies with ASTM F1346" shall be deleted. Also in the second sentence, ", hot tubs or pools" shall be replaced with "or hot tubs."

3.4.2 Section 305.4, Structure wall as a barrier, shall be deleted.

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3.4.3 In Section 305.5, Onground residential pool structure as a barrier, in item 3, "capable of being secured, locked or removed to prevent access except where the ladder or steps are" shall be deleted.

3.5 In Section 306.1, General, "in accordance with Section 102.7" shall be deleted.

3.6 Sections 306.3, Step risers and treads, and 306.4, Deck steps handrail required, shall be deleted.

3.7 In Section 306.9.1, Hose bibbs, "International Plumbing Code or the International Residential Code, as applicable in accordance with Section 102.7.1" shall be deleted and "plumbing subcode ([N.J.A.C. 5:23-3.15](#))" shall be inserted.

3.8 In Sections 307.1.1, Glazing in hazardous locations, 307.2.2, Materials and structural design, 307.1.3, Roofs or canopies, 316.4, Installation, and 316.6.1, Installation, "in accordance with Section 102.7.1" shall be deleted.

3.9 In Section 318.2, Protection of potable water supply, "International Residential Code or the International Plumbing Code or, as applicable in accordance with Section 102.7.1" shall be deleted and "plumbing subcode ([N.J.A.C. 5:23-3.15](#))" shall be inserted.

3.10 In Section 321.4, Residential pool and deck illumination, "or the International Residential Code, as applicable in accordance with Section 102.7.1" shall be deleted.

4. Chapter 4, Public swimming pools, shall be amended as follows:

4.1 In Section 410.1, Dressing and sanitary facilities, "International Plumbing Code" shall be deleted and "plumbing subcode ([N.J.A.C. 5:23-3.15](#))" shall be inserted.

5. Amendments to Chapter 6, Aquatic recreation facilities, shall be amended as follows:

5.1 In Section 601.1, Scope, the following sentence shall be added to the end of the paragraph, "For purposes of enforcement, Class D-2 and Class D-6 public pools shall be regulated by this chapter and [N.J.A.C. 5:23](#); all other Class D public pools shall be regulated by [N.J.A.C. 5:14A](#)."

5.2 In Section 609.1, General, "Section 609.2 through 609.9" shall be deleted and "the plumbing subcode ([N.J.A.C. 5:23-3.15](#))" shall be inserted.

5.3 Sections 609.2, Number of fixtures, 609.3, Showers, 609.4, Soap dispensers, 609.5, Toilet tissue holder, 609.6, Lavatory mirror, 609.7, Sanitary napkin receptacles, 609.8, Sanitary napkin dispensers, and 609.9, Infant Care, shall be deleted.

4. Chapter 4, Foundations, shall be amended as follows:

i. In Table R401.4.1, Presumptive Load Bearing Values of Foundation Materials, "12,000; 4,000; 3,000; 2,000; and 1,500" shall be deleted and "12,000; 6,000; 5,000; 3,000; and 2,000" shall be inserted.

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ii. Section R403.1.4, Minimum depth, shall have the following exceptions added:

"Exceptions:

1. Accessory garden-type utility sheds and similar structures that are 100 square feet or less in area, 10 feet or less in height and does not contain a water, gas, oil or sewer connection. These structures shall be of sufficient weight to remain in place or shall be anchored to the ground.
2. Accessory garden-type utility sheds and similar structures that are greater than 100 square feet, but not more than 200 square feet in area, and 10 feet or less in height, provided the shed is dimensionally stable without the foundation system and does not contain a water, gas, oil or sewer connection. A shed shall be considered dimensionally stable if it is provided with a floor system that is tied to the walls of the structure such that it reacts to loads as a unit. These structures shall be of sufficient weight to remain in place or shall be anchored to the ground."

iii. In Section R403.1.4.1, Frost protection, the exceptions shall be deleted and the following shall be inserted:

Exception: Free standing buildings meeting all of the following conditions shall not be required to be protected:

1. Buildings and other structures that represent a low hazard to human life in the event of failure, including but not limited to, agricultural buildings, temporary buildings and minor storage facilities.
2. Area of 600 square feet (56 m²) or less for light framed construction, or 400 square feet (37 m²) or less for other than light-framed construction; and
3. Eave height of 10 feet (3048 mm) or less.

iv. In Section R403.3.3, Drainage, "Table R405.1" shall be deleted and "Table R406.1" shall be inserted.

v. In Section R404.2.5, Drainage and dampproofing, delete "Sections R405 and R406, respectively." and insert "Section R406."

vi. In Table R403.4, note C; Table R404.1.1(1), Note B; Table R404.1.1(2), Note D; Table R404.1.1(3), Note D; Table R404.1.1(4), Note D; Table R404.1.2(2), Note A; Table R404.1.2(3), Note A; Table R404.1.2(4), Note A; Table R404.1.2(5), Note A; Table R404.1.2(6), Note A; Table R404.1.2(7), Note A; and Table R404.1.2(8), Note A, "Table R405.1" shall be deleted and "Table R406.1" shall be inserted.

vii. In Section R404.4, Retaining walls, in the first sentence, "that are not laterally supported at the top and that retain in excess of 48 inches (1219 mm) of unbalanced fill, or retaining walls exceeding

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24 inches (610 mm) in height that resist lateral loads in addition to soil" shall be deleted and "for which a construction permit is required by [N.J.A.C. 5:23-2.14](#)" shall be inserted.

viii. Sections R405, Foundation Drainage, with the exception of Table R405.1, which shall be renumbered as "Table R406.1", and R406, Foundation Waterproofing and Dampproofing, shall be deleted and the text of Section 1805, Dampproofing and Waterproofing from the building subcode shall be inserted as follows:

"R406.1 General. Walls or portions thereof that retain earth and enclose interior spaces and floors below grade shall be waterproofed and dampproofed in accordance with this section, with the exception of those spaces containing groups other than residential and institutional where such omission is not detrimental to the building or occupancy.

Ventilation for crawl spaces shall comply with Section R408.

R406.1.1 Story above grade plane. Where a basement is considered a story above grade and the finished ground level adjacent to the basement wall is below the basement floor elevation for 25 percent or more of the perimeter, the floor and walls shall be dampproofed in accordance with Section R406.2 and a foundation drain shall be installed in accordance with Section R406.4.1. The foundation drain shall be installed around the portion of the perimeter where the basement floor is below ground level. The provisions of Sections R406.3 and R406.4.1 shall not apply in this case.

R406.1.2 Under-floor space. The finished ground level of an under-floor space such as a crawl space shall not be located below the bottom of the footings. Where there is evidence that the ground water table rises to within 6 inches (152 mm) of the ground level at the outside building perimeter, or that the surface water does not readily drain from the building site, the ground level of the under-floor space shall be as high as the outside finished ground level, unless an approved drainage system is provided. The provisions of Sections R406.2, R406.3 and R406.4 shall not apply in this case.

R406.1.2.1 Flood hazard areas. For buildings and structures in flood hazard areas as established in Section R322, the finished ground level of an under-floor space such as a crawl space shall be equal to or higher than the outside finished ground level on at least one side.

Exception: Under-floor spaces that meet the requirements of FEMA TB-11.

R406.1.3 Ground-water control. Where the groundwater table is lowered and maintained at an elevation not less than 6 inches (152 mm) below the bottom of the lowest floor, the floor and walls shall be dampproofed in accordance with Section R406.2. The design of the system to lower the ground-water table shall be based on accepted principles of engineering that shall consider, but not necessarily be limited to, permeability of the soil, rate at which water enters the drainage system, rated capacity of pumps, head against which pumps are to operate and the rated capacity of the disposal area of the system.

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R406.2 Dampproofing. Where hydrostatic pressure will not occur, floors and walls for other than wood foundation systems shall be dampproofed in accordance with this section. Wood foundation systems shall be constructed in accordance with AWC PWF.

R406.2.1 Floors. Dampproofing materials for floors shall be installed between the floor and the base course required by Section R406.4.1, except where a separate floor is provided above a concrete slab.

Where installed beneath the slab, dampproofing shall consist of not less than 6-mil (0.006 inch; 0.152 mm) polyethylene with joints lapped not less than 6 inches (152 mm), or other approved methods or materials. Where permitted to be installed on top of the slab, dampproofing shall consist of mopped-on bitumen, not less than 4-mil (0.004 inch; 0.102 mm) polyethylene, or other approved methods or materials. Joints in the membrane shall be lapped and sealed in accordance with the manufacturer's installation instructions.

R406.2.2 Walls. Dampproofing materials for walls shall be installed on the exterior surface of the wall, and shall extend from the top of the footing to above ground level.

Dampproofing shall consist of a bituminous material, 3 pounds per square yard (16N/m²) of acrylic modified cement, 1/8-inch (3.2 mm) coat of surface-bonding mortar complying with ASTM C 887, any of the materials permitted for waterproofing by Section R406.3.2, or other approved methods or materials.

R406.2.2.1 Surface preparation of walls. Prior to application of dampproofing materials on concrete walls, holes and recesses resulting from the removal of form ties shall be sealed with a bituminous material or other approved methods or materials. Unit masonry walls shall be parged on the exterior surface below ground level with not less than 3/8 inch (9.5 mm) of portland cement mortar. The parging shall be coved at the footing.

Exception: Parging of unit masonry walls is not required where a material is approved for direct application to the masonry.

R406.3 Waterproofing. Where the ground-water investigation indicates that a hydrostatic pressure condition exists, and the design does not include a ground-water control system as described in Section R406.1.3, walls and floors shall be waterproofed in accordance with this section.

R406.3.1 Floors. Floors required to be waterproofed shall be of concrete and designed and constructed to withstand the hydrostatic pressures to which the floors will be subjected.

Waterproofing shall be accomplished by placing a membrane of rubberized asphalt, butyl rubber, fully adhered/fully bonded HDPE or polyolefin composite membrane or not less than 6-mil (0.006 inch; 0.152 mm) polyvinyl chloride with joints lapped not less than 6 inches (152 mm) or other approved materials under the slab. Joints in the membrane shall be lapped and sealed in accordance with the manufacturer's installation instructions.

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R406.3.2 Walls. Walls required to be waterproofed shall be of concrete or masonry and shall be designed and constructed to withstand the hydrostatic pressures and other lateral loads to which the walls will be subjected.

Waterproofing shall be applied from the bottom of the wall to not less than 12 inches (305 mm) above the maximum elevation of the ground-water table. The remainder of the wall shall be dampproofed in accordance with Section R406.2.2. Waterproofing shall consist of two-ply hot-mopped felts, not less than 6-mil (0.006 inch; 0.152 mm) polyvinyl chloride, 40-mil (0.040 inch; 1.02 mm) polymer-modified asphalt, 6-mil (0.006 inch; 0.152 mm) polyethylene or other approved methods or materials capable of bridging nonstructural cracks. Joints in the membrane shall be lapped and sealed in accordance with the manufacturer's installation instructions.

R406.3.2.1 Surface preparation of walls. Prior to the application of waterproofing materials on concrete or masonry walls, the walls shall be prepared in accordance with Section R406.2.2.1.

R406.3.3 Joints and penetrations. Joints in walls and floors, joints between the wall and floor, and penetrations of the wall and floor shall be made watertight utilizing approved methods and materials.

R406.4 Subsoil drainage system. Where a hydrostatic pressure condition does not exist, dampproofing shall be provided and a base shall be installed under the floor and a drain installed around the foundation perimeter. A subsoil drainage system designed and constructed in accordance with Section R406.1.3 shall be deemed adequate for lowering the ground-water table.

R406.4.1 Floor base course. Floors of basements, except as provided for in Section R406.1.1, shall be placed over a floor base course not less than 4 inches (102 mm) in thickness that consists of gravel or crushed stone containing not more than 10 percent of material that passes through a No. 4 (4.75 mm) sieve.

Exception: Where a site is located in well-drained gravel or sand/gravel mixture soils, a floor base course is not required.

R406.4.2 Foundation drain. A drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 (4.75 mm) sieve. The drain shall extend a minimum of 12 inches (305 mm) beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches (152 mm) above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or the top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall

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be placed on not less than 2 inches (51 mm) of gravel or crushed stone complying with Section R406.4.1 and shall be covered with not less than 6 inches (152 mm) of the same material.

R406.4.3 Drainage discharge. The floor base and foundation perimeter drain shall discharge by gravity or mechanical means into an approved drainage system that complies with the plumbing subcode.

Exception: Where a site is located in well-drained gravel or sand/gravel mixture soils, a dedicated drainage system is not required."

ix. At Section R407.3, Structural requirements, in the exception, delete the phrase "In Seismic Design Categories A, B, and C" at the beginning of the sentence.

5. Chapter 5, Floors, shall be amended as follows:

i. In Section R502.11.4, entitled "Truss Design Drawings," the second sentence shall be amended to insert "and truss layout drawings" after "Truss design drawings."

ii. New Section R502.11.5, entitled "Truss Identification," shall be inserted as follows: "Each truss shall be labeled or otherwise indelibly marked at the factory with the individual truss number as assigned in the truss layout plan. The indelible marking or label shall be located on the bottom chord of the truss, inside the bearing points. When indelible markings are used, each digit shall be not less than one inch high. When labels are used, the label shall be a minimum of five inches by three inches and shall be affixed to the truss by a truss plate. Labels shall remain affixed to the truss."

iii. In Section R506.2.2, Base, in the exception, "Table R405.1" shall be deleted and "Table R406.1" shall be inserted.

6. Chapter 6, Wall Construction, shall be amended as follows:

i. In Figure R602.6.1, Top plate framing to accommodate piping, "8-10d nails" shall be deleted and "3-8d nails" shall be inserted.

ii. In Section R602.6.1, Drilling and notching of top plate, "eight 10d (0.148 inch diameter)" shall be deleted and "three-8d" shall be inserted.

iii. Section R606.1.1, Professional registration not required, shall be deleted.

iv. In Section R608.1, General, the second sentence shall be deleted.

7. Chapter 8, Roof-Ceiling Construction, shall be amended as follows:

i. In Section R802.10.1, entitled "Truss Design Drawings," the third sentence shall be amended to insert "and truss layout drawings" after "Truss design drawings."

ii. New Section R802.10.5, entitled "Truss Identification," shall be inserted as follows: "Each truss shall be labeled or otherwise indelibly marked at the factory with the individual truss number as

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assigned in the truss layout plan. The indelible marking or label shall be located on the bottom chord of the truss, inside the bearing points. When indelible markings are used, each digit shall be not less than one inch high. When labels are used, the label shall be a minimum of five inches by three inches and shall be affixed to the truss by a truss plate. Labels shall remain affixed to the truss."

8. Chapter 9, Roof Assemblies, shall be amended as follows:
 - i. In Section R903.4.1, Secondary (emergency overflow) drains or scuppers, in the last sentence of the first paragraph, "Sections 1106 and 1108 as applicable of the International Plumbing Code" shall be deleted and "plumbing subcode ([N.J.A.C. 5:23-3.15](#))" shall be inserted in its place.
 - ii. In Section R905.1.2, Ice barrier, in the first sentence, delete "In areas where there has been a history of ice forming along the eaves causing a back-up of water as designated in table R301.2(1)", and "In areas where the average daily temperature in January is 25[degrees]F (-4[degrees]C) or less," shall be inserted.
9. Chapter 10, Chimneys and Fireplaces, shall be amended as follows:
 - i. In Section R1001.11, Fireplace clearance, Exception 3, "12 inches" shall be deleted and "six inches" shall be inserted. In addition, in Figure R1001.11, Clearance from combustibles, "12 IN." shall be deleted and "6 IN." shall be inserted.
 - ii. In Section R1003.18, Chimney clearances, Exception 3, "8 inches" shall be deleted and "six inches" shall be inserted.
 - iii. In Figure R1003.18, Clearance from Combustibles, "12 IN." shall be deleted and "6 IN." shall be inserted.
10. Chapter 11, Energy Efficiency, shall be amended as follows:
 - i. Sections N1101.2 (R101.3), Intent, and N1101.5 (R103.2), Information on construction documents, shall be deleted.
 - ii. In Section N1101.6 (R202), Defined terms, the following definitions shall be deleted: Addition, Alteration, Building, Historic Building, Repair, Reroofing, Residential Building, Roof Recover, Roof Repair, and Roof Replacement.
 - iii. Section N1101.12 (R303.3), Maintenance information, shall be deleted.
 - iv. In Section N1102.4.1 (R402.4.1), Building thermal envelope, the "and" between R402.4.1.1 and R402.4.1.2 shall be deleted and "or" shall be inserted in its place.
 - v. Section N1103.2 (R403.2), Hot water boiler outdoor temperature setback, shall be deleted.
 - vi. In Section N1103.7 (R403.7), Equipment sizing and efficiency rating (Mandatory), "or replacement" shall be deleted in the second sentence.

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- vii. In Section N1103.8 (R403.8), Systems serving multiple dwelling units (Mandatory), delete "Sections C403 and C404 of the IECC--Commercial Provisions" and replace with "Chapters 6 and 7 of the ASHRAE Standard 90.1 referenced by the energy subcode ([N.J.A.C. 5:23-3.18](#))".
- viii. Sections N1107 (R501), Existing Buildings--General, N1108 (R502), Additions, N1109 (R503), Alterations, N1110 (R504), Repairs, and N1111 (R505), Change of Occupancy or Use, shall be deleted.
11. Chapter 12, Mechanical Administration, shall be amended as follows:
- i. Section M1202, Existing mechanical systems, shall be deleted in its entirety.
12. Chapter 13, General Mechanical System Requirements, shall be amended as follows:
- i. In Section M1305.1.2.1, Electrical requirements, "Chapter 39" shall be deleted and "the electrical subcode ([N.J.A.C. 5:23-3.16](#))" shall be inserted.
- ii. In Section M1305.1.3.3, Electrical requirements, "Chapter 39" shall be deleted and "the electrical subcode ([N.J.A.C. 5:23-3.16](#))" shall be inserted.
- iii. Section M1307.4, Hydrogen generating and refueling operations, shall be deleted in its entirety and the following shall be inserted:
- M1307.4** Hydrogen generating and refueling operations. The installation of hydrogen fuel cell systems shall be installed in accordance with the applicable requirements of the International Fire Code, the International Building Code, the International Mechanical Code and the International Fuel Gas Code.
- iv. In Section M1307.5, Electrical appliances, "and 34 through 43" shall be deleted and "and the electrical subcode ([N.J.A.C. 5:23-3.16](#))" shall be inserted at the end of the sentence.
- v. Section M1307.6, Plumbing Connections, "Chapters 29 and 30" shall be deleted and "the plumbing subcode ([N.J.A.C. 5:23-3.15](#))" shall be inserted in its place.
- vi. Add new Section M1307.7 as follows:
- M1307.7** Safety devices and controls. Oil burners, other than oil stoves with integral tanks, shall be provided with means for manually stopping the flow of oil to the burner. Such device or devices shall be placed in a readily accessible location a minimum of 10 feet from the burner. For electrically driven equipment, an identified switch in the burner supply circuit shall be provided at the entrance to the room or area where the appliance is located or, for equipment located in basements, the switch is required to be located at the top of stairs leading to the basement. An identifiable valve in the oil supply line, operable from a location a minimum of 10 feet from the burner, shall be used for other than electrically driven or controlled equipment.
13. Chapter 14, Heating and Cooling Equipment, shall be amended as follows:
- i. Chapter M1401.3, Sizing, "When provided," shall be inserted at the beginning of the sentence.

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- ii. In Section M1405.1, General, "Chapters 34 through 43 of this code" shall be deleted and "the electrical subcode ([N.J.A.C. 5:23-3.16](#))" shall be inserted.
 - iii. In Section M1406.1, General, "Chapters 34 through 43 of this code" shall be deleted and "the electrical subcode ([N.J.A.C. 5:23-3.16](#))" shall be inserted.
 - iv. In Section M1406.2, Clearances, "Chapters 34 through 43 of this code" shall be deleted and "the electrical subcode ([N.J.A.C. 5:23-3.16](#))" shall be inserted.
 - v. In Section M1407.1, General, "Chapters 34 through 43 of this code" shall be deleted and "the electrical subcode ([N.J.A.C. 5:23-3.16](#))" shall be inserted.
 - vi. In Section M1411.3, Condensate disposal, in the first sentence, "in accordance with the plumbing subcode ([N.J.A.C. 5:23-3.15](#))" shall be inserted after "disposal."
 - vii. Section M1411.3.2, Drain pipe materials and sizes, shall be deleted in its entirety.
 - viii. In Section M1413.1, General, "Section P2902" shall be deleted in item #4 and "the plumbing subcode ([N.J.A.C. 5:23-3.15](#))" shall be inserted.
- 14.** Chapter 18, Chimney and Vents, shall be amended as follows:
- i. In Section M1801.3.2, Flue passageways, in the first sentence, "free of obstructions and combustible deposits" shall be deleted and "inspected in accordance with the chimney verification program as provided for in [N.J.A.C. 5:23-2.20\(d\)](#)" shall be inserted.
- 15.** Chapter 20, Boilers/Water Heaters, shall be amended as follows:
- i. In Sections M2004.1, General, and M2005.1, General, "Chapter 28" shall be deleted and "the plumbing subcode ([N.J.A.C. 5:23-3.15](#))" shall be inserted.
 - ii. In Section M2005.3, Electric water heaters, "Chapters 34 through 43" shall be deleted and "the electrical subcode ([N.J.A.C. 5:23-3.16](#))" shall be inserted.
- 16.** Chapter 21, Hydronic Piping, shall be amended as follows:
- i. In Section M2101.2, System drain down, "Chapters 25 through 32 of this code" shall be deleted and "the plumbing subcode ([N.J.A.C. 5:23-3.15](#))" shall be inserted.
 - ii. In Sections M2101.3, Protection of potable water, and M2105.18, Protection of potable water, "Section P2902" shall be deleted and "the plumbing subcode ([N.J.A.C. 5:23-3.15](#))" shall be inserted.
 - iii. In Section M2103.3, Piping joints, in Item #2, "Section P3003.6.1" shall be deleted and "the plumbing subcode ([N.J.A.C. 5:23-3.15](#))" shall be inserted.
 - iv. In Section M2105.19, Pipe penetrations, "Section P2606.1" shall be deleted and "the plumbing subcode ([N.J.A.C. 5:23-3.15](#))" shall be inserted.

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17. Chapter 22, Special Piping and Storage Systems shall be amended as follows:
- i. In Section M2201.2, Above-ground tanks, in the first sentence and in the exception, "above ground or" shall be deleted and "residential" shall be inserted before "building."
18. Chapter 23, Solar Thermal Systems, shall be amended as follows:
- i. In Section M2301.4, Heat transfer gasses or liquids and heat exchangers, "Section P2902.5.2" shall be deleted and "the plumbing subcode ([N.J.A.C. 5:23-3.15](#))" shall be inserted.
 - ii. In Sections M2301.5, Backflow protection, and M2301.7, Solar thermal systems for heating potable water, "Section P2902.5.5" shall be deleted and "the plumbing subcode ([N.J.A.C. 5:23-3.15](#))" shall be inserted.
 - iii. In Section M2301.7.1, Indirect systems, "Section P2902.5.2" shall be deleted and "the plumbing subcode ([N.J.A.C. 5:23-3.15](#))" shall be inserted.
 - iv. In Section M2301.7.2, Direct systems, "Chapter 29" shall be deleted and "the plumbing subcode ([N.J.A.C. 5:23-3.15](#))" shall be inserted.
19. Chapter 24, Fuel Gas, shall be amended as follows:
- i. In Section G2402.3, Terms defined in other codes, "International Building Code, International Fire Code, and International Plumbing Code" shall be deleted and "electrical, building, fire protection, and plumbing subcodes" shall be inserted.
 - ii. Section G2403, entitled "General Definitions" shall be amended as follows:
 - (1) The definitions of "approved," "approved agency," "code," "code official" and "dwelling unit" shall be deleted.
 - iii. In Section G2404.3, Listed and labeled, in the first sentence, "Section R104.11" shall be deleted and "[N.J.A.C. 5:23-3.7](#)" shall be inserted. In addition, the last sentence shall be deleted.
 - iv. Section G2404.5, Repair, shall be deleted in its entirety.
 - v. In Section G2408.1, General, the second paragraph shall be deleted in its entirety.
 - vi. In Section G2410.2, Connections, "Chapters 34 through 43" shall be deleted and "the Electrical subcode ([N.J.A.C. 5:23-3.16](#))" shall be inserted.
 - vii. Section G2412.2, Liquefied petroleum gas storage, shall be amended as follows:

Notwithstanding the provisions contained in NFPA 58, the installation of LP-Gas containers on roofs of buildings shall be strictly prohibited.
 - viii. Section G2412.3, Modifications to existing system, shall be deleted in its entirety.
 - ix. Add new Section G2412.11 as follows:

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"G2412.11 (401.9) Protection from vehicle impact. Gas meters, related regulators and piping that are installed indoors or outdoors and are subject to vehicle impact shall be protected by barriers meeting the requirements of Section 312 of the International Fire Code. For the purpose of applying this provision, "subject to vehicle impact" shall mean located within three feet of any garage door opening, driveway or designated parking area and not separated by a building wall from the space where a vehicle may be operated.

Exception: If verification of the installation of an excess flow valve is provided by the gas utility, vehicle impact barriers shall not be required."

- x. In Section G2413.7.1, Operation below -5°F (21°C), insert the following at the beginning of the section: "The operating pressure for undiluted LP-gas systems shall not exceed 20 psig (140 kPa gauge)."
 - xi. Section G2414.3, Other materials, shall be deleted in its entirety.
 - xii. In Section G2425.15.2, Flue passageways, in the first sentence, "free of obstructions and combustible deposits" shall be deleted and "inspected in accordance with the chimney verification program as provided for in [N.J.A.C. 5:23-2.20\(d\)](#)" shall be inserted.
 - xiii. In Section G2427.5.5, Inspection of chimneys, "examined to ascertain that it is clear and free of obstructions" shall be deleted and "inspected in accordance with the chimney verification program as provided for in [N.J.A.C. 5:23-2.20\(d\)](#)" shall be inserted.
 - xiv. In Section G2448.1.1, Installation requirements, "this code" shall be deleted and "the plumbing subcode ([N.J.A.C. 5:23-3.15](#))" shall be inserted.
 - xv. In Section G2448.2, Water heaters utilized for space heating, "this code" shall be deleted and "the plumbing subcode ([N.J.A.C. 5:23-3.15](#))" shall be inserted.
- 20.** Chapters 25 through 28 shall be deleted in their entirety and "Plumbing requirements under the scope of this subcode shall be regulated by the plumbing subcode, [N.J.A.C. 5:23-3.15](#)" shall be inserted.
- 21.** Chapter 29, Water Supply and Distribution, shall be deleted except P2904, Multi-purpose fire sprinkler systems. The deleted sections shall have "Plumbing requirements under the scope of this subcode shall be regulated by the plumbing subcode, [N.J.A.C. 5:23-3.15](#)." inserted.
- i. Section P2904 shall be amended as follows:
 - (1) In Section P2904.1, General, the last sentence shall be deleted and "A backflow flow preventer shall be required to separate a stand-alone sprinkler system from the water distribution system in accordance with the plumbing subcode ([N.J.A.C. 5:23-3.15](#))." shall be inserted.

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(2) In Section P2904.2.3, Freezing areas, "Section P2603.5" shall be deleted and "the plumbing subcode ([N.J.A.C. 5:23-3.15](#))" shall be inserted.

(3) In Section P2904.8.1, Preconcealment Inspection, item 8, "Section P2503.7" shall be deleted and "the plumbing subcode ([N.J.A.C. 5:23-3.15](#))" shall be inserted.

22. Chapters 30 through 33 shall be deleted in their entirety and "Plumbing requirements under the scope of this subcode shall be regulated by the plumbing subcode, [N.J.A.C. 5:23-3.15](#)" shall be inserted.

23. Chapters 34 through 43 shall be deleted in their entirety and "Electrical requirements under the scope of this subcode shall be regulated by the electrical subcode, [N.J.A.C. 5:23-3.16](#)." shall be inserted.

24. The Appendices shall be amended as follows:

- i. Appendix A, Sizing and Capacities of Gas Piping; Appendix B, Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods, Category I Appliances, and Appliances Listed for Use with Type B Vents; and Appendix C, Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems are informative and are not part of the one- and two-family dwelling subcode.
- ii. Appendix D, Recommended Procedure for Safety Inspection of an Existing Appliance Installation; Appendix E, Manufactured Housing Used as Dwellings; Appendix F, Radon Control Methods; and Appendix G, Piping Standards for Various Applications, are deleted in their entirety.
- iii. Appendix H, Patio Covers, and Appendix K, Sound Transmission, shall be adopted as part of this subcode.
- iv. Appendix I, Private Sewage Disposal; Appendix J, Existing Buildings and Structures; Appendix L, Permit Fees; Appendix M, Home Day Care - R-3 Occupancy; Appendix N, Venting Methods; Appendix O, Automatic Vehicular Gates; and Appendix P, Sizing of Water Piping Systems, shall be deleted.
- v. Appendix Q, Tiny Houses; Appendix R, Light Straw-Clay Construction; and Appendix S, Strawbale Construction, shall be adopted as part of this subcode.
- vi. Appendix T, Solar-Ready Provisions-- Detached One- And Two-Family Dwellings, Multiple Single-Family Dwellings (Townhouses), shall be deleted in their entirety.

History

HISTORY:

New Rule, R.1985 d.324, effective July 1, 1985.

See: 17 N.J.R. 861(c), 17 N.J.R. 1646(a).

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Amended by R.1987 d.374, effective September 21, 1987.

See: 19 N.J.R. 1024(a), 19 N.J.R. 1720(b).

Model subcode revisions.

Amended by R.1988 d.388, effective August 1, 1988.

See: 20 N.J.R. 1130(a), 20 N.J.R. 2073(b).

Added (c).

Amended by R.1990 d.253, effective May 21, 1990.

See: 22 N.J.R. 909(b), 22 N.J.R. 1554(a).

References to 1989 Supplement added; (b)1ii(5), 2, 4, 8 and 9 amended; (b)5, 6 and 7 added; (c) deleted; Table R-201.2 added.

Amended by R.1991 d.571, effective November 18, 1991.

See: 23 N.J.R. 2619(a), 23 N.J.R. 3444(b).

Added new (c).

Amended by R.1992 d.208, effective May 18, 1992.

See: 24 N.J.R. 680(a), 24 N.J.R. 1879(a).

Code provisions applicable to flood hazard zones clarified.

Amended by R.1993 d.662, effective December 20, 1993.

See: 25 N.J.R. 3891(a), 25 N.J.R. 5918(a).

Amended by R.1998 d.332, effective July 6, 1998.

See: [30 N.J.R. 1377\(a\)](#), [30 N.J.R. 2421\(b\)](#).

Rewrote the section.

Amended by R.2000 d.166, effective April 17, 2000.

See: [31 N.J.R. 4151\(a\)](#), [32 N.J.R. 1376\(a\)](#).

In (c)4, substituted "more pressure than would be exerted by backfill" for "lateral pressure from soils" following "subject to" in ii, and substituted "drainage" for "designated disposal" preceding "system" and added "according to the Unified Soil Classification System, Group I Soils" at the end of iii; and inserted (c)9iv.

Amended by R.2001 d.369, effective October 15, 2001.

See: [33 N.J.R. 2365\(a\)](#), 33 N.J.R. 3674(a).

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In (b), inserted "that are" following "type 5B construction", "no more" preceding "than 4,800 square feet", and substituted "seven feet" for "7 1/3 feet (2,235 mm.)".

Amended by R.2003 d.187, effective May 5, 2003.

See: [34 N.J.R. 4248\(a\)](#), [35 N.J.R. 1939\(c\)](#).

Rewrote the section.

Amended by R.2003 d.420, effective November 3, 2003.

See: [34 N.J.R. 4248\(a\)](#), [35 N.J.R. 5073\(a\)](#).

Rewrote (c).

Amended by R.2005 d.403, effective November 21, 2005.

See: [37 N.J.R. 2753\(a\)](#), [37 N.J.R. 4399\(b\)](#).

Rewrote (c).

Amended by R.2006 d.28, effective January 17, 2006.

See: [37 N.J.R. 2750\(a\)](#), [38 N.J.R. 485\(b\)](#).

Rewrote (c)15.

Administrative correction.

See: [38 N.J.R. 926\(a\)](#).

Amended by R.2006 d.75, effective February 21, 2006.

See: [37 N.J.R. 3110\(a\)](#), [38 N.J.R. 1183\(a\)](#).

Added (c)10; recodified former (c)10-15 as (c)11-16.

Administrative correction.

See: [38 N.J.R. 1827\(b\)](#).

Amended by R.2007 d.65, effective February 20, 2007.

See: [38 N.J.R. 3348\(a\)](#), [39 N.J.R. 633\(a\)](#).

Rewrote (a) and (c).

Amended by R.2007, d.384, effective December 17, 2007.

See: [39 N.J.R. 2684\(a\)](#), [39 N.J.R. 5211\(a\)](#).

Added new (c)17; and recodified existing (c)17 through (c)22 as (c)18 through (c)23.

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Amended by R.2008 d.84, effective April 7, 2008.

See: [39 N.J.R. 5144\(a\)](#), [40 N.J.R. 1827\(a\)](#).

Deleted former (c)3xviii; recodified former (c)3xix through (c)3xxxi as (c)3xviii through (c)3xxx; in the introductory paragraph of (c)4, inserted a comma following "Foundations"; and in (c)4iii, added the second sentence.

Administrative correction.

See: [40 N.J.R. 1829\(a\)](#).

Amended by R.2009 d.48, effective February 2, 2009.

See: [40 N.J.R. 5319\(a\)](#), [41 N.J.R. 733\(b\)](#).

In (c)3xxvii, inserted the final sentence; recodified the former second occurrence of (c)3xxiii as (c)3xxviii; added new (c)4iii; recodified former (c)4iii and (c)4iv as (c)4iv and (c)4v; added new (c)4vi; recodified former (c)4v through (c)4vii as (c)4vii through (c)4ix; added (c)5iii; in (c)8i, inserted "[\(N.J.A.C. 5:23-3.15\)](#)"; in (c)9iii, deleted "Figure R1003.11 and" following "In"; added new (c)19ix; recodified former (c)19ix through (c)19xiii as (c)19x through (c)19xiv; and rewrote (c)23iv.

Amended by R.2009 d.126, effective April 20, 2009.

See: [41 N.J.R. 16\(a\)](#), [41 N.J.R. 1725\(a\)](#).

Added new (c)4ii; and recodified former (c)4ii through (c)4ix as (c)4iii through (c)4x.

Amended by R.2010 d.195, effective September 7, 2010.

See: [41 N.J.R. 3140\(a\)](#), [42 N.J.R. 2043\(a\)](#).

Rewrote (a) and (c).

Amended by R.2011 d.269, effective November 7, 2011.

See: [43 N.J.R. 904\(a\)](#), [43 N.J.R. 3008\(a\)](#).

Added new (c)3vii; deleted former (c)3xxii; recodified former (c)3vii through (c)3xxi as (c)3viii through (c)3xxii; added new (c)19xii; and recodified former (c)19xii through (c)19xv as (c)19xiii through (c)19xvi.

Special amendment, R.2014 d.161, effective October 1, 2014 (to expire May 12, 2015).

See: [46 N.J.R. 2186\(a\)](#).

Rewrote (c)3.

Adopted concurrent amendment, R.2015 d.077, effective April 15, 2015.

See: [46 N.J.R. 2186\(a\)](#), [47 N.J.R. 989\(b\)](#).

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Provisions of R.2014 d.161 adopted without change.

Amended by R.2015 d.139, effective September 21, 2015.

See: [47 N.J.R. 9\(a\)](#), [47 N.J.R. 2352\(b\)](#).

Rewrote the section.

Administrative correction.

See: [47 N.J.R. 2753\(a\)](#).

Amended by R.2019 d.083, effective August 5, 2019.

See: [51 N.J.R. 3\(a\)](#), [51 N.J.R. 1269\(a\)](#).

In (c)3xl, inserted "new" and "and 'relocated' shall be inserted in lieu thereof".

Amended by R.2019 d.095, effective September 3, 2019.

See: [51 N.J.R. 285\(a\)](#), [51 N.J.R. 1399\(a\)](#).

Rewrote the section.

Amended by R.2021 d.004, effective January 4, 2021.

See: [52 N.J.R. 385\(a\)](#), [53 N.J.R. 47\(a\)](#).

In (c)3ii1, substituted "19-1" for "94-8"; in (c)3ii2, substituted "19-1" for "03-4"; in (c)3ii8, substituted "2'6" " for "2'8" "; deleted (c)3xxiii and recodified (c)3xxiv through (c)3xxv as (c)3xxiii through (c)3xxiv; added (c)3xxv; in (c)3xliv3, deleted 3.9 and recodified 3.10 and 3.11 as 3.9 and 3.10; in (c)4v, substituted "R404.2.5" for "404.2.5"; in (c)4vii, substituted "R404.4" for "404.4"; and in (c)12iv, substituted "M1307.5" for "1307.5".

Amended by R.2022 d.022, effective February 7, 2022.

See: [53 N.J.R. 1133\(a\)](#), [54 N.J.R. 263\(a\)](#).

Recodified the former second occurrence of (c)3xix as (c)3xxxix.

Annotations

Notes

[Chapter Notes](#)

End of Document

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This file includes all Regulations adopted and published through the New Jersey Register, Vol. 54 No. 3, February 7, 2022

NJ - New Jersey Administrative Code > TITLE 5. COMMUNITY AFFAIRS > CHAPTER 23. UNIFORM CONSTRUCTION CODE > SUBCHAPTER 3. SUBCODES

§ 5:23-3.22 Fuel gas subcode

(a) Rules concerning the fuel gas subcode adopted are as follows:

1. Pursuant to authority of P.L. 1975, c. 217, the Commissioner hereby adopts the model code of the International Code Council, Inc., known as the International Fuel Gas Code/2018. This code is hereby adopted by reference as the fuel gas subcode for the State of New Jersey subject to the modifications in (b) below.
 - i. Copies of this code may be obtained from the International Code Council, 4051 West Flossmoor Road, Country Club Hills, Illinois 60478-5795.
 - ii. The International Fuel Gas Code/2018 may be known and cited as the "fuel gas subcode."
2. Any references to the International Plumbing Code or the International Existing Building Code listed in Chapter 8 shall be considered a reference to the appropriate plumbing subcode in N.J.A.C. 5:23-3 or rehabilitation subcode in N.J.A.C. 5:23-6.
3. Anywhere the term "code" appears, shall be a reference to "subcode" as defined in [N.J.A.C. 5:23-1.4](#) for any of the adopted national model codes as appropriate.

(b) The following chapters, sections or pages of the International Fuel Gas Code/2018 shall be amended as follows:

1. Chapter 1 of the fuel gas subcode, entitled "Scope and Administration," is deleted in its entirety.
2. Chapter 2 of the fuel gas subcode, entitled "Definitions," is amended as follows:
 - i. In Section 201.3, Terms defined in other codes, delete "International Plumbing Code," and insert "the plumbing subcode ([N.J.A.C. 5:23-3.15](#))."
 - ii. The definition of the term "alteration" is deleted.
 - iii. The definition of the term "approved" is deleted and the following shall be inserted: "Approved refers to approval by the appropriate subcode official or other authority having jurisdiction in accordance with the regulations."

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- iv. In the definition of "approved agency," "or other authority having jurisdiction in accordance with the Uniform Construction Code" shall be inserted after "official."
 - v. The definition of the term "code" is deleted.
 - vi. The definition of the term "code official" is deleted.
 - vii. In the definition of "dwelling unit," "living as a single housekeeping unit" shall be inserted after "persons."
 - viii. The definition of the term "unlisted boiler" is deleted.
3. Chapter 3 of the fuel gas subcode, entitled "General Regulations," shall be amended as follows:
- i. Section 301.1, Scope, is amended to delete the words "in accordance with Section 101.2."
 - ii. In Section 301.3, Listed and labeled, "in accordance with Section 105," shall be deleted. In addition, the second sentence shall be deleted in its entirety.
 - iii. In Section 301.6, Plumbing connections, "International Plumbing Code," shall be deleted and "the plumbing subcode ([N.J.A.C. 5:23-3.15](#))," shall be inserted.
 - iv. Section 301.9, Repair, is deleted.
 - v. Section 305.1, General, delete the second paragraph in its entirety.
 - vi. Section 307.1, Evaporators and cooling coils, delete "International Mechanical Code" and insert "plumbing subcode ([N.J.A.C. 5:23-3.15](#))."
 - vii. Section 307.2, Fuel-burning appliances, shall be amended to insert "drywell, sump pump, floor drain, or drainage system below floor" after "fixture."
 - viii. Section 307.3, Drain pipe materials and sizes, shall be deleted.
4. Chapter 4 of the fuel gas subcode, entitled "Gas Piping Installation," shall be amended as follows:
- i. Section 401.2, Liquefied petroleum gas storage, shall be amended to add the following:
Notwithstanding the provisions contained in NFPA 58, the installation of LP-Gas containers on roofs of buildings shall be strictly prohibited.
 - ii. Add new Section 401.11 as follows:

401.11 Protection from vehicle impact. Gas meters, related regulators and piping that are installed indoors or outdoors and are subject to vehicle impact shall be protected by barriers meeting the requirements of Section 312 of the International Fire Code. For the purpose of applying this provision, "subject to vehicle impact" shall mean located within three feet of any garage door opening, driveway or designated parking area and not separated by a building wall from the space where a vehicle may be operated.

N.J.A.C. 5:23-3.22

- (1) Exception: If verification of the installation of an excess flow valve is provided by the gas utility, vehicle impact barriers shall not be required."
- iii. In Section 402.7.1, Operation below -5[degrees]F (-21[degrees]C), insert the following at the beginning of the section: "The operating pressure for undiluted LP-gas systems shall not exceed 20 psig (140 kPa gauge)."
- iv. Section 403.3, Other materials, is deleted.
5. Chapter 5 of the fuel gas code, entitled "Chimneys and vents," shall be amended as follows:
- i. In Section 501.15.2, Flue passageways, in the first sentence, "free of obstructions and combustible deposits" shall be deleted and "inspected in accordance with the chimney verification program as provided for in [N.J.A.C. 5:23-2.20\(d\)](#)" shall be inserted.
- ii. In Section 503.5.6, Inspection of chimneys, "examined to ascertain that it is clear and free of obstructions" shall be deleted and "inspected in accordance with the chimney verification program as provided for in [N.J.A.C. 5:23-2.20\(d\)](#)" shall be inserted.
- iii. In Section 503.5.6.1, Chimney lining, the exception shall be deleted in its entirety.
6. Chapter 6 of the fuel gas code, entitled "Specific Appliances," shall be amended as follows:
- i. In Section 614.10, Common exhaust systems for clothes dryers located in multistory structures, item 7, insert ", if provided," after the word "and".
- ii. In Sections 624.1.1, Installation requirements, and 624.2, Water heaters utilized for space heating, "International Plumbing Code," shall be deleted and "plumbing subcode ([N.J.A.C. 5:23-3.15](#))" shall be inserted.
- iii. Section 627.10, Switches in electrical supply line, shall be deleted.
7. Chapter 8 of the fuel gas code, entitled "Referenced Standards," shall be amended as follows:
- i. Under the heading "ICC," amend the following titles:
- (1) Delete "IPC--18, International Plumbing Code."
8. Appendices A, B, and C of the fuel gas subcode are informative and are not part of the subcode itself.
9. Appendix D of the fuel gas subcode, entitled "Recommended Procedure for Safety Inspection of an Existing Appliance Installation," is deleted in its entirety.

History

HISTORY:

N.J.A.C. 5:23-3.22

New Rule, R.2001 d.196, effective June 18, 2001.

See: [33 N.J.R. 6\(a\)](#), [33 N.J.R. 2090\(a\)](#).

Administrative correction.

See: [33 N.J.R. 3310\(a\)](#).

Amended by R.2004 d.468, effective December 20, 2004.

See: [36 N.J.R. 1858\(b\)](#), [36 N.J.R. 5711\(a\)](#).

In (b), added a new 4i and recodified existing i through ii as ii through iii.

Amended by R.2005 d.35, effective January 18, 2005.

See: [36 N.J.R. 3329\(b\)](#), [37 N.J.R. 267\(a\)](#).

Rewrote the section.

Administrative correction.

See: [37 N.J.R. 885\(a\)](#).

Amended by R.2007 d.65, effective February 20, 2007.

See: [38 N.J.R. 3348\(a\)](#), [39 N.J.R. 633\(a\)](#).

Rewrote the section.

Administrative correction.

See: [40 N.J.R. 1829\(a\)](#).

Amended by R.2010 d.195, effective September 7, 2010.

See: [41 N.J.R. 3140\(a\)](#), [42 N.J.R. 2043\(a\)](#).

Rewrote the section.

Amended by R.2011 d.269, effective November 7, 2011.

See: [43 N.J.R. 904\(a\)](#), [43 N.J.R. 3008\(a\)](#).

Added (b)4v.

Amended by R.2015 d.139, effective September 21, 2015.

See: [47 N.J.R. 9\(a\)](#), [47 N.J.R. 2352\(b\)](#).

Rewrote the section.

N.J.A.C. 5:23-3.22

Amended by R.2018 d.021, effective January 16, 2018.

See: [49 N.J.R. 306\(a\)](#), [50 N.J.R. 303\(a\)](#).

In (b)6i, substituted "614.10" for "614.8".

Amended by R.2019 d.095, effective September 3, 2019.

See: [51 N.J.R. 285\(a\)](#), [51 N.J.R. 1399\(a\)](#).

Substituted "Code/2018" for "Code/2015" in the introductory paragraph of (a)1, in (a)1ii, and in the introductory paragraph of (b); substituted "appropriate" for "building" in (b)2iii.; and substituted "IPC-18" for "IPC-15" in (b)7i(1).

Amended by R.2021 d.004, effective January 4, 2021.

See: [52 N.J.R. 385\(a\)](#), [53 N.J.R. 47\(a\)](#).

In (b)4iii, substituted "402.7.1, Operation below -5[degrees]F (-21[degrees]C)" for "402.6.1, Liquefied petroleum gas systems".

Annotations

Notes

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NEW JERSEY ADMINISTRATIVE CODE

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N.J.A.C. 5:23-3, Appx. 3-A

This file includes all Regulations adopted and published through the New Jersey Register, Vol. 54 No. 3, February 7, 2022

NJ - New Jersey Administrative Code > TITLE 5. COMMUNITY AFFAIRS > CHAPTER 23. UNIFORM CONSTRUCTION CODE > SUBCHAPTER 3. SUBCODES

APPENDIX 3-A

APPENDIX

NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS

DIVISION OF CODES AND STANDARDS

CODE CHANGE PROPOSAL

REHABILITATION SUBCODE (N.J.A.C. 5:23-6)

Proposals must be presented with language proposed for deletion in brackets

[].

Proposals must be presented with language proposed for addition underlined:

Mail code change proposals to:

Code Development Unit

Department of Community Affairs

Division of Codes and Standards

PO Box 802

Trenton, New Jersey 08625

Fax code change proposals to:

Code Development Unit

(609) 984-7717 or

(609) 633-6729

Direct questions to the Code Development or Code Assistance Units at (609)

984-7609.

Section (citation) proposed for change:

N.J.A.C. 5:23-3, Appx. 3-A

Sections (companion changes) that might also need to be changed:

.....

NAME:

ORGANIZATION (if any):

ADDRESS:

.....

TELEPHONE: FAX: E-mail:

Proposed Code Change:

.....

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.....

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Supporting Statement (reason for code change):

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History

HISTORY:

New Rule, R.2004 d.261, effective July 6, 2004.

See: [36 New Jersey Register 1267\(a\)](#), [36 New Jersey Register 3275\(a\)](#).

Annotations

Notes

[Chapter Notes](#)

NEW JERSEY ADMINISTRATIVE CODE

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