

Construction Code Communicator



State of New Jersey
James E. McGreevey, Governor

Department of Community Affairs
Susan Bass Levin, Commissioner

Volume 14 Number 2

Fall 2002

Multi-Tenant Buildings

Recently, the Code Assistance Unit received a letter that raised a number of questions concerning the issuance of construction permits and Certificates of Occupancy (CO) for a multi-tenant building. The letter indicated that the building in question was a multiple-tenant building, similar to a “strip shopping center,” with individual tenant spaces or “vanilla boxes” that would be finished at a later date. The building would be supplied with services such as water, gas, electric, and suppression complying with the various subcodes for each tenant space.

The following four questions were raised and answered in the order presented:

1. “Should the building provided in the example above be constructed under the issuance of a single permit for the entire structure; or may a ‘footing, foundation, and shell’ permit be issued for the main structure, with subsequent individual permits for each tenant fit-up or ‘vanilla-box’ space?”

Either approach is acceptable. When applying for permits for a multiple-tenant building, there are two options for permit issuance. 1) The owner may apply for a single permit and submit a permit update for each tenant fit-up that is completed. 2) The owner could apply for a permit for the common elements of the building (shell) and require the tenants to apply for individual permits for each of the tenant spaces.

2. “If the building is constructed under a single permit, can permits be issued to start work in tenant spaces before the ‘footing, foundation, and shell’ of the structure are complete?”

As stated in the response to #1 above, if the building owner has chosen to use the single-permit option, construction on tenant spaces may be performed, provided a permit update is submitted for each space. Under a single permit, separate permits are not to be issued for construction of tenant spaces. However, if the building owner has chosen to use the multiple-permit option, individual permits may be issued to start work on the tenant spaces in the building as long as the shell is ready to receive construction in the specified areas.

3. “How should a Certificate of Approval (CA) or CO be issued for the base building and the tenant spaces?”

This depends on the permit option selected. For the single-permit option, a CO is issued when the project is complete and all tenant spaces are occupiable. A Temporary Certificate of Occupancy is issued for each tenant space as it becomes occupiable throughout construction.

For the multiple-permits option, a CA would be issued for the base building to indicate the intended work (“footing, foundation, shell, and services”) is finished and to indicate all construction under that permit is

(continued on page 2)

In This Issue

Boiler Low-Water Cutoffs 	2
Building Safety Conference of New Jersey 2002	4
Cutting, Notching, and Boring of Engineered Lumber 	2
Elevator Car Size Regulations Adopted  	3
Highlights of the 2001 <i>New Jersey Construction Reporter</i>	9
History Lesson: Adoption of New Jersey's Model Codes	7
Home Inspector Regulations Adopted 	7
Irrigation Sprinkler System Fees	8

Mike Needs Energy Training  	3
Multi-Tenant Buildings 	1
<i>New Jersey Register</i> Adoptions	8
OPD Valve Requirement	8
Pull-Down Stairs 	15
Showers and Hot Water 	16
Technical Assistant Graduation	17
'Tis the Season for Haunted Houses  	7
When Does a Storage Building Need to Have an Elevator?   	16

(continued from page 1)

complete. In doing so, the permit for the base building permit is closed. Then, when the construction for each of the tenant fit-ups is complete, a CO is issued for the individual tenant space.

4. "Can the square footage of the original 'vanilla-box' spaces be altered while construction is in progress?"

Yes. Since the building has not yet received a CO, tenant fit-ups may be issued permit updates, which could address any modifications to the original design. This may include the moving of tenant demising walls, or the addition of new area or volume to the original building.

If there are any questions on this issue, please contact the Code Assistance Unit at (609) 984-7609.

Source: Jeffrey Applegate
Code Assistance Unit

Cutting, Notching, and Boring of Engineered Lumber

Rob, the inspector, is performing a framing inspection. He notices that the plumbing, electrical, and mechanical contractors have cut, notched, and bored some of the framing members. All of the cutting, notching, and boring comply with the Building Officials and Code Administrators National Building Code/1996, Section 2305.0. As he proceeds with the inspection, he also notices that the project has both conventional and engineered lumber.

All appears to be well. Just as he is about to pass the inspection, Rob suddenly remembers something he had heard at one of the continuing education seminars: "Cutting, notching, and boring of engineered lumber must be in accordance with the manufacturer's specifications."

When Rob completes the inspection, he notifies the owner that the project has failed due to the absence of specifications from the engineered lumber manufacturer on the cutting, notching, and boring of the engineered structural members used in the project. He tells the owner that, if he provides the inspector with this information, he will reinspect the structure.

Right away, the owner conveys this message to the architect and asks him to please address the inspector's concerns.

The architect must obtain the cutting, notching, and boring specifications from the engineered lumber manufacturer. Once these specifications are obtained, the inspector may reinspect the structure. If a violation is found after reinspection, the architect must either provide a method to correct the violation (if any), or tell the contractor to remove and replace all damaged members.

If you don't want to run into this, remember that cutting, notching, and boring of engineered lumber must be in accordance with the manufacturer's specifications.

Some other things to keep in mind:

- Different engineered lumber may have different criteria for cutting, notching, and boring.
- Different manufacturers may have different specifications.
- The architect must provide the manufacturer's information on all engineered lumber when the project is submitted for review.
- If this issue is addressed in plan review, then the inspector is required only to verify that it was built according to the released plans.

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

Source: Marcel Iglesias
Code Assistance Unit

Boiler Low-Water Cutoffs

With the adoption of the 2000 International Mechanical Code comes a requirement for a low-water cutoff on all steam and hot-water boilers. Section 1007.1, General, now states, "All steam and hot-water boilers shall be provided with a low-water cutoff control." This requirement includes boilers that are installed for residential use.

Coil-type/watertube boilers require forced circulation to prevent the coil or tube from overheating. Since low-water cutoff controls do not sense flow, they cannot protect a forced circulation coil-type/watertube boiler from overheating when loss of circulation occurs. Consequently, a flow-sensing device, which detects flow and verifies that the boiler and system are full of water, is required.

The *Construction Code Communicator* is published three times a year by the New Jersey Department of Community Affairs. Editor: Kristy Paolillo. Layout and design: Mary Ellen Handelman. Address: Division of Codes and Standards, New Jersey Department of Community Affairs, 101 South Broad Street, Post Office Box 802, Trenton, New Jersey 08625-0802. Address changes and subscription requests may be directed to the *Publications Unit*. Comments and suggestions should be sent to the attention of the *Code Development Unit*.

Since a swimming pool heater is classified as a forced-circulation-type boiler, a flow-sensing device is required. A relief valve must be installed as well. The manufacturer's instructions should be checked for any additional requirements.

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

Source: Thomas C. Pitcherello
Code Assistance Unit

Elevator Car Size Regulations Adopted

Recently, regulations were adopted that provide a minimum size requirement for elevator cars in newly constructed multiple dwellings. *N.J.A.C. 5:23-3.14*, the Building Subcode, has been amended to provide that elevator cars must be large enough to accommodate a 24-inch by 76-inch ambulance stretcher.

The regulations also provide that these elevators be identified with the international symbol for emergency medical services, or the "Star of Life." The size requirement for this sticker is no less than three inches.

These requirements pertain to elevators with access to residential floors in newly constructed multiple dwellings. They do not require the installation of an elevator in buildings where an elevator would not otherwise be required.

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

Source: Kristy Paolillo
Code Development Unit

Mike Needs Energy Training

Jeff, the homeowner, decides to build his new home. He goes to the local construction code enforcing agency to apply for a construction permit so that he can begin his mission as soon as possible.

Jeff's project consists of a two-story, Use Group R-3 building of Type 5B construction. The plans indicate 2'-by-4' stud walls. Rob, the building subcode official, completes the plan review on the architectural plans and releases them for construction.

About three months later, with the help of MECcheck and numerous drawings, Jeff is able to submit the energy calculations. Rob reviews the documents and determines that the R19 insulation to be installed will result in energy code compliance. Upon approval, Rob releases the construction documents.

Approximately eight months after the date on which the first set of plans were submitted, Jeff calls for a framing inspection. Rob assigns the inspection to Mike, the building inspector, who goes out to do the inspection using the released plans. He finds that the wall studs are all 2' by 4' and comply with the released documents. Mike passes the inspection.

Now, Jeff is really excited and he is ready to install the R19 insulation in the walls of his future home. Looking at the walls skeptically, he notices that the R19 has a thickness of about six inches, while the wall cavity is only about four inches in depth.

Well, he wasn't counting on that, but Jeff proceeds nonetheless – nothing is going to get in the way of completing his new house. He decides to compress the insulation into the wall cavity. Voila!

Jeff looks at his creation triumphantly. But suddenly (uh-oh), he wonders whether the compressed R19 insulation still qualifies as R19. He is afraid that it is likely this structure now does not comply with the energy code.

What is the moral of the story?

The architectural plans must correlate with the insulation plan. When there is conflict, the reviewing agency must notify the parties involved and have them revise the documents accordingly.

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

Source: Marcel Iglesias
Code Assistance Unit

Building Safety Conference of New Jersey 2002

The Building Safety Conference of 2002 is now history. The awards have been presented and the seminars are over - what remains are the memories. This year, there were over 600 participants and I'm sure each one has some special thoughts of our days at the conference.

One of the activities included an awards luncheon, at which Rodney Blane, representing the International Code Council, provided the audience with an overview of the new "I Codes."

Also at the luncheon, Inspector of the Year awards were presented to the following individuals:

Dominic D. Demico, Plumbing Inspector, Township of East Brunswick, Middlesex County
Anthony J. Cermele, Building Inspector, Township of Lawrence, Mercer County
James J. McGlynn, Electrical Inspector, City of Margate, Atlantic County
David A. Maas, Fire Protection Inspector, Township of Springfield, Union County

In addition, the Technical Assistant of the Year award was presented to:

Dawn Neil, Technical Assistant, Township of Bernards, Somerset County

A wide variety of "cracker-barrel" subjects and seminar topics provided everyone with a good selection of themes that broadened their educational qualifications. Some of the activities included a golf outing (which had the largest number of participants to date), an awards reception, various association meetings, and a spouse program. Plus, David J. Pangaldi, a licensed plumbing inspector, was selected to receive a complimentary registration to the 2003 Building Safety Conference.

I hope that each of you can join us next year at Bally's Park Place, April 30 – May 2, 2003. Mark your calendars now!

Source: Susan H. McLaughlin
Education Unit
Bureau of Code Services



Dominic D. Demico, Jr. (right), Plumbing Inspector, East Brunswick Township, presented by Richard Adams, President, New Jersey Plumbing Inspectors Association



Anthony J. Cermele (right), Building Inspector, Lawrence Township, presented by John Scialla, President, Building Officials Association of New Jersey



James J. McGlynn (left), Electrical Inspector, Margate City, presented by Robert K. Rogers, Jr., President, Municipal Electrical Inspectors Association

(continued from page 5)



David A. Maas (left), Fire Protection Inspector, Springfield Township, presented by John Lightbody, President, New Jersey Fire Prevention and Protection Association



Dawn M. Neil (right), Technical Assistant, Bernards Township, presented by Kali Tsimboukis, Vice-President, Northwest Jersey Technical Assistants Association

'Tis the Season for Haunted Houses

Last October, William Connolly, Director of the Division of Codes and Standards, sent the following notice to New Jersey construction officials outlining the requirements for the temporary use of existing buildings as haunted houses. The notice is reprinted here as a reminder of such requirements for the upcoming season.

Attention: Construction Officials **Temporary Use of Existing Buildings as Haunted Houses**

At this time of year, many existing buildings are used as haunted houses. The use of barns and other existing buildings as haunted houses on a temporary basis requires permits and inspections, as follows:

The local fire official may issue a permit under the Uniform Fire Code (UFC) at N.J.A.C. 5:70-2.7. If the local fire official does not assume jurisdiction, then these haunted houses should be treated as a temporary use under the Uniform Construction Code (UCC). The building owner must apply for a permit and obtain a Certificate of Occupancy (CO) for the temporary use. No haunted house or similar temporary amusement should be operated without either a valid permit issued under the UFC or a valid CO for the temporary use issued under the UCC.

Prior to issuing a CO, the construction official should ensure that the building, as modified for the haunted house, complies with the special amusements provisions of the UCC, or that approved alternatives are in place. Particular attention should be paid to the presence of combustibles and the flame-spread rating of materials used. Relief should not be granted on these items.

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

Source: John N. Terry
Code Assistance Unit

History Lesson: Adoption of New Jersey's Model Codes

Updating the Uniform Construction Code has kept the Department of Community Affairs on its toes for many years and now some of New Jersey's most familiar model code books will be swapped for new ones.

Regulations proposing the use of the 2000 International Building Code (IBC), the 2000 International Residential Code (IRC), and the 2002 National Electrical Code will be published soon. These editions will be in place in the near future and the preceding codes will no longer be enforced. (Reminder: A previously enforced code has a six-month grace period after the adoption of a new code. During this grace period, the old code may continue to be used and enforced.)

Please reference the chart labeled "New Jersey Model Code Adoptions" for the history of all of New Jersey's model code adoptions.

PS – Due to the significant number of changes to the IBC and IRC, the Department is planning to contract with Building Officials and Code Administrators International to have New Jersey editions printed of both the codes.

Source: Rob Austin
Code Assistance Unit

Home Inspector Regulations Adopted

On June 3, 2002, regulations were adopted at N.J.A.C. 13:40-15 promulgating the requirements for State licensing of home inspectors. This applies to any person licensed as a home inspector who inspects the condition of an existing residential building for a fee. The purpose of this article is to assist enforcing agencies in providing information to the residents of their towns so that they may direct individuals to the appropriate department.

Information on these new requirements may be obtained from the Department of Law and Public Safety, Division of Consumer Affairs, State Board of Professional Engineers and Land Surveyors.

Please be advised that home inspectors must be licensed by May 29, 2003.

If you have any inquiries regarding these regulations, please contact the Division of Consumer Affairs for additional information at (973) 504-6460 or 1 (800) 242-5846.

Source: John N. Terry
Code Assistance Unit

New Jersey Register Adoptions

Date: July 1, 2002
Adoption: 34 *N.J.R.* 2312(a)
Summary: *N.J.A.C.* 5:23-3.14: This adopted amendment requires that elevators installed in newly constructed multiple dwellings be designed to accommodate an ambulance stretcher that is 24 inches by 76 inches.

Date: August 5, 2002
Adoption: 34 *N.J.R.* 2781(c)
Summary: *N.J.A.C.* 5:23-4.19, 4.20, 8.4, 8.9-8.11: These adopted amendments increase fees for hotel and multiple dwelling inspections; for carnival/amusement ride permits; for lead evaluation and abatement certifications; and for plan review, licensing, and asbestos regulation performed by the Department of Community Affairs.

Date: August 5, 2002
Adoption: 34 *N.J.R.* 2783(a)
Summary: *N.J.A.C.* 5:23-2.6 and 6.31: These adopted amendments provide that a group overnight stay does not trigger a change in the use group of a building if the facility holds six or fewer within a calendar year. Whenever these overnight stays take place, however, the building owner is required to comply with the applicable provisions of the Uniform Fire Code (*N.J.A.C.* 5:70). If the facility holds seven or more overnight stays, the building is then considered to have undergone a change in use to Use Group R-1 and a new Certificate of Occupancy is required.

Date: August 5, 2002
Adoption: 34 *N.J.R.* 2784(a)
Summary: *N.J.A.C.* 5:23-5.20: This adopted amendment raises the educational and examination requirements for licensure of building inspectors at the RCS, ICS, and HHS levels; and plumbing inspectors at the ICS and HHS levels.

Date: August 5, 2002
Adoption: 34 *N.J.R.* 2787(a)
Summary: *N.J.A.C.* 5:23-7.5: This adopted amendment establishes a threshold of 10,000 square feet or greater for requiring elevator service in multifamily residential buildings.

Source: Megan K. Sullivan
 Code Development

OPD Valve Requirement

Effective in April 2002, Liquefied Petroleum Gas (LPG) cylinders must be equipped with an Overflow Prevention Device (OPD) -fitted valve. This valve prevents propane cylinders from overfilling, thereby enhancing safety.

OPD valves are required for all cylinders manufactured after October 1, 1998. By law, effective in April 2002, older cylinders and cylinders without OPD valves cannot be refilled. While construction officials do not enforce this requirement, it might be helpful to have this information to answer questions.

Please note, it is crucial that all old cylinders are properly disposed of and recycled. If disposed of haphazardly, used cylinders pose a serious threat to public safety and to the environment. Many companies will accept old cylinders for a minor fee and some will do so at no cost. For a list of places to recycle used LPG cylinders, residents should contact the county recycling coordinator.

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

Source: Kristy Paolillo
 Code Development

Irrigation Sprinkler System Fees

It has been brought to the Code Assistance Unit's attention that some municipalities are charging a fee per head for irrigation sprinkler systems. The Uniform Construction Code (UCC) fee schedule does not provide for a charge for irrigation sprinkler systems, with the exceptions of the water connection and backflow preventer components. In such instances, a Plumbing Technical Section would be required.

UCC sprinkler fees based upon the number of sprinkler heads pertain to fire sprinkler systems, not irrigation sprinkler systems. Any municipality that is charging this fee should please discontinue the practice, unless the municipal fee ordinance specifically provides otherwise.

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

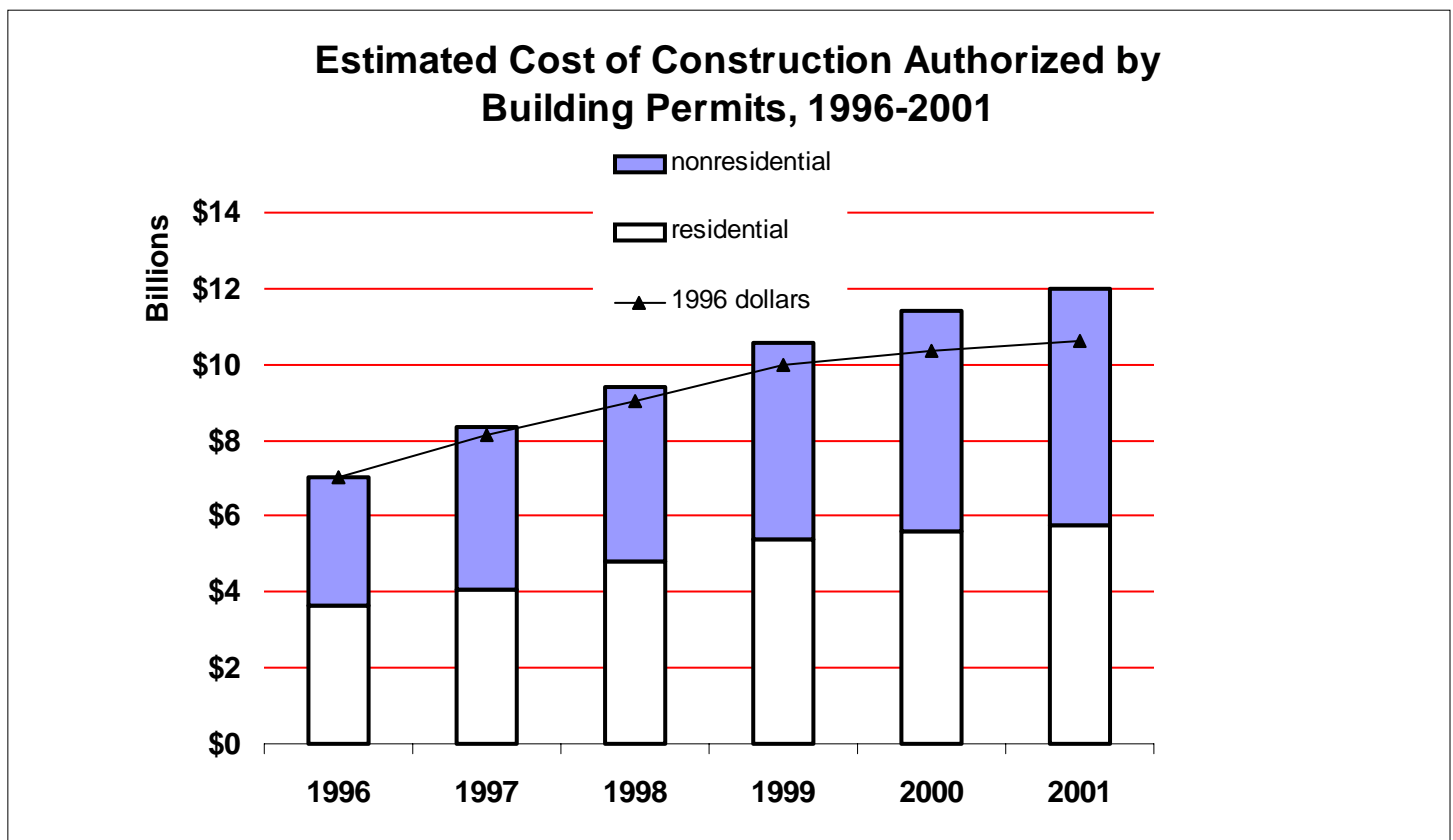
Source: Thomas C. Pitcherello
 Code Assistance Unit

Highlights of the 2001 *New Jersey Construction Reporter*

The following contains highlights of the 2001 *New Jersey Construction Reporter*. The publication contains information on building activity in the State. Construction officials who are interested in obtaining a complimentary copy should contact John Lago at jlago@dca.state.nj.us, or call (609) 292-7898.

2001 HIGHLIGHTS

Despite a national recession that started in March, New Jersey's construction industry performed strongly in 2001. The estimated cost of work authorized by building permits reached \$12 billion, \$619.8 million more than last year. This was an increase of 5.4 percent. In real terms, assuming the value of a dollar declined by 2.8 percent, authorized work grew by 2.5 percent.



Building permits were issued for 35,680 new houses, 2,385 units fewer than last year, for a decline of 6.3 percent. New office and retail space were up significantly. Office space increased by nearly 3.6 million square feet, 23.2 percent compared to last year. New retail space grew by 1.2-million square feet, an increase of 19.5 percent.

Activity by Region

Northern and central New Jersey had nearly 80 percent of the work authorized by permits. The amount in the northern part of the State was \$5.1 billion. In central New Jersey, it was \$4.3 billion. Nearly \$2.6 billion was authorized for new office buildings or renovations to existing offices. Central and northern New Jersey issued permits for 8.8-million and 8.4-million square feet of new office space, respectively. Jersey City in Hudson County accounted for over 4.1-million square feet, nearly 22 percent of all the new office space in the State.

(continued from page 9)

New Jersey Construction Indicators: 1996-2001				
	Estimated Construction Costs	Authorized Housing Units	Authorized Office Space (square feet)	Authorized Retail Space (square feet)
1996	\$7,028,424,990	27,577	6,229,515	4,880,139
1997	\$8,346,533,144	30,017	10,409,171	5,688,955
1998	\$9,396,755,517	35,676	12,703,824	7,921,892
1999	\$10,584,167,530	37,536	13,237,891	6,229,471
2000	\$11,387,683,514	38,065	15,531,039	6,063,412
2001	\$12,007,456,630	35,680	19,134,533	7,244,833
2000-2001	\$619,773,116	(2,385)	3,603,494	1,181,421
Percent Change	5.4%	-6.3%	23.2%	19.5%
Source: N.J. Department of Community Affairs, 5/13/02				

Central New Jersey had 38 percent of all the new houses built in the State. Three central New Jersey counties (Ocean, Middlesex, and Monmouth) had about 26.5 percent of all new houses.

Major Construction Indicators by Region: 2001				
Region	Estimated Cost of Construction	Authorized Housing Units	Authorized Office Space (square feet)	Authorized Retail Space (square feet)
North	\$5,125,936,607	12,557	8,384,715	2,916,595
Central	4,339,933,807	13,549	8,840,389	3,121,272
South	2,141,943,546	9,561	1,286,408	1,206,546
State Buildings	399,642,670	13	623,021	420
New Jersey	\$12,007,456,630	35,680	19,134,533	7,244,833
<i>Percent Distribution by Region</i>				
North	42.7%	35.2%	43.8%	40.3%
Central	36.1%	38.0%	46.2%	43.1%
South	17.8%	26.8%	6.7%	16.7%
State Buildings	3.3%	0.037%	3.3%	0.01%
New Jersey	100.0%	100.0%	100.0%	100.0%
Source: N.J. Department of Community Affairs, 5/13/02				
Northern New Jersey: Bergen, Essex, Hudson, Morris, Passaic, Sussex, Union, and Warren Counties				
Central New Jersey: Hunterdon, Mercer, Middlesex, Monmouth, Ocean, and Somerset Counties				
Southern New Jersey: Atlantic, Burlington, Camden, Cape May, Cumberland, Gloucester, and Salem Counties				

Urban Development

Among municipalities, New Jersey's two largest cities stood out. Jersey City had the most work: \$867 million. The City had the most new houses (2,009 units) and the most new office space in 2001 (4.1 million square feet). The City of Newark in Essex County issued permits for an estimated \$213.6 million of construction, second among localities. Newark had 606,320 square feet of new office space in 2001 (fifth among all municipalities). Like Jersey City, Newark is in the midst of a housing boom and had 1,066 new houses in 2001, second among municipalities. But unlike Jersey City, where most of the new houses are market-rate units in high-rise structures, Newark had an increase in low-rise, single-family houses, duplexes, and three-family units for low- or moderate-income households. Together, Jersey City and Newark accounted for just over 8.6 percent of all the new houses in New Jersey in 2001.

Construction Indicators Top New Jersey Municipalities: 2001					
Municipality	County	Estimated Cost of Construction (Dollars)	Authorized Housing Units	Authorized Office Space (square feet)	Authorized Retail Space (square feet)
Jersey City	Hudson	\$867,048,392	2,009	4,111,027	245,585
Newark City	Essex	213,559,984	1,066	606,329	7,906
Hopewell Township	Mercer	137,656,814	52	409,311	0
Rahway City	Union	135,594,569	38	261,471	6,111
Bridgewater Township	Somerset	128,127,081	82	844,664	153,379
Hoboken City	Hudson	126,770,013	207	191,304	0
Elizabeth City	Union	124,829,161	432	5,737	3,576
Atlantic City	Atlantic	115,140,513	33	2,331	0
Dover Township	Ocean	114,092,636	481	99,956	261,691
South Brunswick Township	Middlesex	110,566,696	139	196,053	6,209
Top Municipalities		2,073,385,859	4,539	6,728,183	684,457
New Jersey		\$12,007,456,630	35,680	19,134,533	7,244,833

Source: N.J. Department of Community Affairs, 5/13/02

Other cities with a high level of activity were the Cities of Rahway and Elizabeth in Union County, the City of Hoboken in Hudson County, and Atlantic City in Atlantic County. Most of the work in Rahway was for office development for Merck & Company, Inc., a pharmaceuticals firm. The other big projects were for public school additions and the construction of a new library. Elizabeth had 432 authorized units (15th among localities) and also issued permits for two new hotels. Hoboken had 207 authorized dwellings in 2001 and 191,304 square feet of new office space. In Atlantic City, casino development and new parking structures accounted for most of the work. The Atlantic City construction office also issued permits for two new elementary schools, each with an estimated construction cost of \$13 million.

Spotlight on Jersey City and Newark

One of the reasons construction activity was so strong in 2001 was because of development in Jersey City and Newark. Jersey City is in the midst of a housing and office boom. This trend began in the late 1990s and grew sharply this year. Newark also benefited from increased demand for housing and office development. The City has seen major renovations of existing buildings advanced in part by the State's adoption of the Rehabilitation Subcode, which reduces regulatory impediments to the reuse of existing structures.

(continued from page 11)

The biggest project in Jersey City was the Goldman Sachs office tower. The 1.5-million-square-foot building sits on the Hudson River waterfront, across from New York City's financial district. The picture to the right shows the tower which, when complete, will be the tallest in the State. The estimated construction cost reported on the initial permit was \$242 million. This is the largest amount on a single permit in the more than six years that the Department of Community Affairs has published building permit data.



*Goldman Sachs Tower and parking deck on Hudson Street, Jersey City
—photo by John Lago, New Jersey Department of Community Affairs*



*Liberty Towers East and West, 33 Hudson Street, Jersey City -- the Goldman Sachs office building is on the left; the two buildings to the right are the apartment complex.
—photo by John Lago, New Jersey Department of Community Affairs*

Next to Goldman Sachs is Liberty Towers, an apartment complex that broke ground in 2001. Two buildings make up the complex. They will have 648 market-rate units, parking facilities, and a gymnasium.

Along with the Goldman Sachs tower, two other new office buildings under construction were Harborside Financial Center Plaza Five and Newport Office Center VII. Plaza Five, a 34-story office building, is on Morgan Street. North of Plaza Five, on Washington Boulevard, is Newport Office Center VII, a 32-story office. All told, both buildings will have nearly 2-million square feet of office space. All of these office developments were well underway prior to the destruction of the World Trade Center on September 11.



*Harborside Financial Center, Plaza Five, 20 Morgan Street, Jersey City
—photo by John Lago, New Jersey Department of Community Affairs*



*Newport Office Center VII, 480 Washington Boulevard, Jersey City
—photo by John Lago, New Jersey Department of Community Affairs*

Newark also reported a high level of activity this year. Several large office and housing developments were built or started. In May 2001, the City's construction office issued a permit authorizing \$51.8 million of work on a 516,000-square-foot building that will have a mix of retail and office uses. The main use of the structure will be to house a branch office of the Federal Bureau of Investigation.

Newark issued building permits for 1,066 new houses. The City demolished old public housing apartments in high-rise buildings, and replaced them with affordable townhouses, duplexes, and apartments. The picture below shows townhouses in a 206-unit development under construction by the New Community Corporation, a nonprofit housing and community development agency. These affordable units were funded by a grant from the United States Department of Housing and Urban Development, and are located in the City's south ward.



*Community Hills Townhouses, 206-unit development in Newark's south ward --
in the background is an old public housing development that the City will demolish.
—photo by Chester Chinsky, New Jersey Department of Labor*

(continued from page 13)



*Community Hills Townhouses, Newark south ward
—photo by Chester Chinsky, New Jersey Department of Labor*



*Three-family homes under construction in Newark's iron-bound district
—photo by Chester Chinsky, New Jersey Department of Labor*



*Buy-and-rent housing in Newark's north ward -- home buyers are able to live in one of the units and rent the other.
—photo by Chester Chinsky, New Jersey Department of Labor*

New House Prices

A total of 23,372 new houses were completed and began enrollment in a new home warranty program in 2001. The median sale price of these houses was \$253,670. This was nearly 10 percent more than last year. Bergen and Somerset Counties had the most expensive new homes. Half of the 1,055 new houses in Bergen County that began enrollment in a new home warranty program in 2001 cost more than \$452,900. In Somerset County, the median sale price was \$435,960.

New House Prices			
Period	Number of New Houses	Median Sale Prices	Percent Change in Sale Prices
1996	20,903	\$183,300	
1997	21,640	\$190,000	3.7%
1998	23,884	\$209,980	10.5%
1999	24,479	\$224,496	6.9%
2000	25,058	\$231,728	3.2%
2001	23,372	\$253,670	9.5%
1st Quarter 2001	5,305	\$243,696	
2nd Quarter 2001	6,136	\$251,530	3.2%
3rd Quarter 2001	6,225	\$259,000	3.0%
4th Quarter 2001	5,606	\$260,925	0.7%

Source: N.J. Department of Community Affairs, 5/13/02

Source: John Lago
Office of Planning and Program Development

Pull-Down Stairs

During a recent Uniform Construction Code Advisory Board meeting, the following question was asked: "When an attic is finished as living space, can a pull-down stair be used to provide the means of egress?"

Finishing an attic is considered an alteration under the Rehabilitation Subcode, provided that it does not increase the height or number of stories. *N.J.A.C. 5:23-6.3*, entitled "Definitions," states that any term not defined herein which is defined in any of the other subcodes of the Uniform Construction Code (UCC) shall have the meaning as defined in that subcode. Habitable attic is not defined in the Rehabilitation Subcode, but is defined at *N.J.A.C. 5:23-3.14(b)2.vi*, Building Subcode, or *N.J.A.C. 5:23-3.21(b)*, One- and Two-Family Dwelling Subcode, and must therefore comply with *N.J.A.C. 5:23-3.14(b)vi* or *N.J.A.C. 5:23-3.21(b)*.

With that in mind, a "habitable attic," according to the UCC, is "an attic which 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 of the area of the next floor below."

A pull-down stair, however, is considered a ladder. It is not a stairway and a stairway is required by definition. Therefore, a stairway would need to be installed to provide a means of access and egress. In addition, the stairway is considered a new building element as per *N.J.A.C. 5:23-6.9(a)8*, New Building Elements. Therefore, it must comply with Section 1014.0 of the Building Officials and Code Administrators National Building Code/1996.

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

Source: Marcel Iglesias
Code Assistance Unit

Showers and Hot Water

About seven years ago, an article appeared in the *Construction Code Communicator* that addressed the recurring question, "What is the code requirement for hot-water outlet temperatures for showers?"

The 2000 National Standard Plumbing Code (NSPC) definition of hot water is, as many of us know, 120 to 140 degrees Fahrenheit. With that definition in mind, please note NSPC Section 10.15.1 provides that "hot water shall be supplied to all plumbing fixtures . . ." This means that the hot-water temperature supplied to the fixtures must meet the requirement set forth in the NSPC definition of "hot water."

This includes showers. At Section 10.15.6, the required "outlet" temperature to a shower is a maximum of 120 degrees Fahrenheit, the key word being "maximum."

Therefore, since NSPC Section 10.15.6 provides a maximum outlet temperature for showers, not a minimum, a shower with a hot-water outlet temperature of less than 120 degrees Fahrenheit would not fail an inspection.

On the other hand, if the outlet hot-water temperature exceeds 120 degrees Fahrenheit, the shower cannot pass inspection.

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

Source: Thomas C. Pitcherello
Code Assistance Unit

When Does a Storage Building Need to Have an Elevator?

In recent months, questions about large, self-storage buildings have become a hot item in the Code Assistance Unit. We have received quite a few calls on whether installation of an elevator is required in a self-storage building of 10,000 square feet or more that is more than one story.

The answer is "yes." *N.J.A.C. 5:23-7.4(a)1* of the Barrier-Free Subcode provides that "large buildings, defined as those with a total gross enclosed floor area of 10,000 square feet or more, shall have elevator(s) to provide accessible, vertical access between floors." However, *N.J.A.C. 5:23-7.3(a)3* exempts floors and mezzanines of less than 3,000 square feet from being required to be served by an elevator.

So, in short, self-storage building + total enclosed floor area of 10,000 square feet or more + more than one story = ELEVATOR! On the other hand, self-storage building + total enclosed floor area of 10,000 square feet or more + mezzanine of less than 3,000 square feet = NO ELEVATOR!

Source: Rob Austin
Code Assistance Unit

Technical Assistant Graduation

We had a “hot” time on June 26th during the fifth Technical Assistant graduation. The ceremony was held in the picturesque Masonic Temple on Barrack Street, which was built around the 1920s. No, there was no air conditioning, so we relived those old times when large fans were used to blow hot air around, producing a sound similar to that of airplanes taking off for flight.

Everyone endured the heat for the ceremony, in which the successful completions of numerous certification courses were celebrated. William Connolly, Director of the Division of Codes and Standards at the Department of Community Affairs, spoke about the many “firsts” in code enforcement of which we in New Jersey can be proud. Charles Richman, Assistant Commissioner of the Department, also gave his congratulations to the graduates.

The class consisted of 101 Technical Assistants, 48 of whom attended with guests. This brought the total number of certified Technical Assistants in New Jersey to 260.

Certificates and pins were presented at the ceremony. Afterwards, cool, light refreshments were served.

This was the last Department-sponsored graduation for Technical Assistants. The Technical Assistant Certification Program will continue as a 45-hour, evening college course. Courses will be offered starting this fall at community colleges.

If you would like further information on dates and college locations, please call the Education Unit at (609) 984-7820.

We offer our best wishes to all the Technical Assistants!

Source: Susan McLaughlin
Supervisor, Education Unit
Bureau of Code Services



NOTES

NOTES

NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS

Division of Codes and Standards
101 South Broad Street
P. O. Box 802
Trenton, NJ 08625

FIRST-CLASS
MAIL
U.S. POSTAGE
PAID
TRENTON, NJ
PERMIT NO. 21

FIRST-CLASS MAIL