



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
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CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

CHARLES A. RICHMAN
Commissioner

July 28, 2016

Dear Construction Official:

It has come to the Department's attention that some municipal code enforcement offices are requiring Uniform Construction Code (UCC) permits for the installation of wireless alarm systems, including supplemental security, fire detection, and home automation systems. Therefore, I am writing to remind you that the installation of wireless systems is categorized as ordinary maintenance (N.J.A.C. 5:23-2.17A(c)5i., ii., and iv.). The Department has published articles addressing these installations in the *Construction Code Communicator* ("Requirements for Supplemental Smoke or Heat Detector Installations for International Residential Code Buildings," 2008, Volume 20, No. 1, page 13; and "Wireless Systems and Permits," 2014, Volume 26, Number 1, page 9). These *Construction Code Communicator* articles may be found on the web site for the Department of Community Affairs, Division of Codes and Standards at <http://www.nj.gov/dca/divisions/codes/publications/cc.html>. This letter provides direction regarding these installations.

Ordinary Maintenance (N.J.A.C. 5:23-2.7): A permit is not required for the installation of a supplemental wireless system; wireless systems are deemed to be ordinary maintenance. At N.J.A.C. 5:23-2.7(c)4.iii., the UCC specifies that the installation of battery-operated smoke detectors is ordinary maintenance. Because the UCC imposes no limitations regarding the installation of battery-powered devices in either ordinary electrical maintenance (N.J.A.C. 5:23-2.7(c)3) or minor work (N.J.A.C. 5:23-2.17A(c)4), their installation is ordinary maintenance and does not require a permit. Furthermore, when a control panel has an attachment plug or modular plug (similar to one that comes with a computer or coffee pot) and no wire is run for the keypads, no permit is required. There is no inspection required for this type of work because there is no additional wiring to be inspected.

Minor Work (N.J.A.C. 5:23-2.17A): When any of the following conditions apply, the installation of a burglar alarm, fire alarm, or electronic security system requires a permit in conformance with the "minor work" provisions of the UCC: (1) The power supply requires running a low voltage wire(s) from a transformer to the control panel; (2) There are key pads or annunciators that require low voltage wiring; or (3) The low voltage wires require penetration of a fire-resistance rated assembly. In addition, at N.J.A.C. 5:23-2.15(b)7, Construction permits—application, to ensure compliance with N.J.S.A. 45:5A-18 et seq., the license number of the contractor must be provided on the permit application. Depending on the scope of work, the following licenses or certifications are acceptable: certification permit from the Division of Fire Safety; Individual Alarm Installer's License issued by the Board of Examiners of Electrical Contractors; or a New Jersey licensed electrical contractor.



The Department is planning to undertake a spot-checking initiative to ensure that the installation of wireless alarm systems is being appropriately categorized as ordinary maintenance with no permit requirement imposed. The Department's spot-checking initiative will also ensure that the installation of alarm systems that require wiring is being appropriately categorized as minor work and is being allowed to take place with notice to the code enforcement agency, submittal of a permit application within five business days from the date of the notice, and an inspection by the code enforcement agency within 30 days of the request for inspection.

Questions may be addressed to the Office of Regulatory Affairs at (609) 984-7672.

Sincerely,

A handwritten signature in black ink, appearing to read 'Edward M. Smith', with a long horizontal line extending to the right.

Edward M. Smith
Director