

UNIFORM CONSTRUCTION CODE ADVISORY BOARD
Minutes of Meeting, February 10, 2023
Meeting held Electronically via Microsoft Teams

Attendance

Board Members

Beth Pochtar, Chair	Bob Mellohusky
Tony Neibert, Vice Chair	Greg Moten
Charles Baldanza	Steve Rodzinak
Doug Boydston	Michael Seeve
Mark Caputo	Bill Tevald
John Del Colle	Valerie Waricka
Kathy Herity	Michelle Wood
Art Londensky	

DCA Staff

Edward Smith, Director, Division of Codes and Standards	Terence Luckie
Toritseju Agbeyegbe	Keith Makai
Scott Borsos	Anthony Menafro
Joseph Chiusano	John Paluchowski
Marie Daniels	Ian Rayfield
	Dan Tober
	Chrystene Wyluda

Public Attendees

Public attendees joined using a conference call telephone number, and only those in attendance who announced themselves will be listed herein.

Ms. Beth Pochtar, Chair, called the meeting to order at 9:31 a.m.

A. Approval of Minutes of the Code Advisory Board Meeting December 9, 2022

Mr. Steve Rodzinak made a motion, which was seconded by Mr. Tony Neibert, to approve the minutes. The motion carried unanimously.

B. Subcode Committee Reports

Barrier Free Subcode Committee – Mr. John Del Colle reported that the Committee met and discussed agenda and other items

Building Subcode Committee – Ms. Michelle Wood reported that no meeting was held.

Elevator Subcode Committee – Mr. Doug Boydston reported that no meeting was held

Electrical Subcode Committee – Mr. Tony Neibert reported that the Committee met and discussed agenda and other items.

Fire Protection Subcode Committee – Mr. Art Londensky reported that no meeting was held.

Mechanical/Energy Subcode Committee – Mr. Bob Mellohusky reported that no meeting was held.

Plumbing Subcode Committee – Mr. Steve Rodzinak reported that the Committee met and discussed agenda and other items.

C. Old Business

There was no old business.

D. New Business

1. Supplemental Private Inspection Agencies P.L.2022, c.139 – N.J.A.C. 5:23-2 and 4 Revisions
Ms. Marie Daniels introduced this item to the Board, which is a draft rule to incorporate the provisions of P.L.2022, c.139, into the UCC. This draft rule will permit supplemental private inspection agencies to provide inspections in municipalities that are late on inspection deadlines on construction projects.

The discussion centered around questions and comments over potential issues with the implementation of the law and the proposal. The issues posed by the Board largely concerned the refunding of fees for missed inspections and the potential for conflicts of interests caused by the ability for developers to choose their own inspection agencies. Additionally, there was concern among the Board members that this law may negatively impact municipal construction offices and impact their ability to hire experienced construction officials. The Board decided to send this item to all Subcommittees to review the proposal and report their comments.

2. Bulletin 13-1A – Elevating Existing Homes – Revision

Ms. Marie Daniels introduced this item to explain a revision to Bulletin 13-1A, Elevating Existing Homes, to further define that the connection between the foundation and the existing home are to meet addition standards in the new code, the revision also included changes in terminology in the “Wind Load” section. One member noted that the Uniform Construction Code should include companion language changes to clarify that it is applicable to additions as well as new construction. The Board determined that further review is needed, and the Building Subcode Committee would review and report their comments.

3. Electronic permitting – N.J.A.C. 5:23-2.15, 2.15A, 2.15B, 4.5, 4.12, 4.14, and 4.22

Ms. Marie Daniels introduced this item and explained that this is a draft rule to amend the UCC and incorporate the requirements of P.L.2021, c.70, which requires all municipalities in the State have the ability to accept construction permits electronically. The Board members discussed aspects of the draft rule including the difficulty concerning implementing electronic seals on plans. Further discussion centered on the consistency of terms within the draft and the possible surcharge of fees implemented if municipalities decide to choose their own electronic permitting system rather than the Department’s. The Board members decided to send this to all Subcommittees for further review and report back to the Board with their findings.

E. Information

1. CAB Tentative Meeting Dates 2023 – April 14; June 9; August 11; October 13; and December 8.
2. List of Pending Legislation – The list of pending legislation was provided electronically.
3. CAB Log – Ms. Marie Daniels provided an electronic copy of the CAB Log
4. MUNCO Letter regarding P.L.2022, c.139 – Letter was provided electronically

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F. Public Comments

Brian Miller, Chairman of the Municipal Construction Officials of New Jersey Association, noted his appreciation for sharing the MUNCO letter regarding supplemental private on-site inspection agencies with the Board.

G. Adjourn

Ms. Michelle Wood made a motion, which was seconded by Mr. Art Londensky, to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 10:32 a.m.

H. Executive Session

The executive session was called to order at 10:38 a.m. and was adjourned at 10:45 a.m.