

**UNIFORM CONSTRUCTION CODE ADVISORY BOARD**

**Minutes of Meeting, December 13, 2024**

**Meeting held Electronically via Microsoft Teams**

**Attendance**

**Board Members**

Beth Pochtar, Chair	Bob Mellohusky
Tony Neibert, Vice Chair	Greg Moten
Charles Baldanza	Steven Rodzinak
Doug Boydston	Bill Tevald
John Del Colle	Valerie Waricka
Art Londensky	Michelle Wood

**Excused**

Kathy Herity  
Michael Seeve

**DCA Staff**

Toritseju Agbeyegbe	Anthony Menafro
Rob Austin	Erin Mifka
Marie Daniels	Ian Rayfield
John Delesandro	Bill Schmidt
Keith Makai	Keith Thedinga
Adam Matthews	Chrystene Wyluda

**Public Attendees**

*Public attendees joined using a registration link, and only those who registered and announced themselves will be listed herein.*

Meeting called to order at 9:35 a.m.

**A. Approval of Minutes of the October 4, 2024, Code Advisory Board Meeting**

*Anthony Neibert made a motion, which was seconded by Art Londensky, to approve the minutes. The motion carried unanimously.*

**B. Subcode Committee Reports**

***Barrier Free Subcode Committee*** – Marie Daniels reported that the Committee met and discussed the agenda and other items.

***Building Subcode Committee*** – Michelle Wood reported that the Committee met and discussed the agenda and other items.

***Electrical Subcode Committee*** – Anthony Neibert reported that the Committee met and discussed the agenda and other items. In addition, he noted that the revised F-120 form will be returned to Committee for further review and requests discussion with Department staff to review including splash pads in annual inspection requirements.

***Elevator Subcode Committee*** – Doug Boydston reported that the Committee did not meet since the last Code Advisory Board meeting

***Fire Protection Subcode Committee*** – Art Londensky reported that the Committee met and discussed the agenda and other items.

***Mechanical/Energy Subcode Committee*** – Bob Mellohusky reported that the Committee met and discussed the agenda and other items.

***Plumbing Subcode Committee*** – Steven Rodzinak reported that the Committee met and discussed the agenda and other items.

### **C. Old Business**

#### **1. 2024 Model Code Adoption Part 3**

##### **a. Responsibilities – N.J.A.C. 5:23-3.4**

Rob Austin questioned if the Board had any comment on this item. Art Londensky noted that the Fire Protection Subcommittee requested discussion with Department staff on specific items within the document for clarification; Department staff agreed. No additional comment was reported by other Board members or the Committees.

*Art Londensky made a motion, which was seconded by Michelle Wood, to approve this item. The motion carried unanimously.*

##### **b. Rest of UCC and Rehabilitation Subcode – N.J.A.C. 5:23-2, 5, and 6**

Rob Austin questioned if the Board had any comment on this item. Art Londensky noted that the Fire Protection Subcommittee disagreed with the language stating “other than occupiable roofs” in comment #57 in the document. He stated that the Committee believes the language should stay in line with the definition. Department staff explained that they would clarify this item further but recommended the language remain to remove the possibility of buildings being reclassified into high-rise structures due to the occupancy of roofs that already exist, to which Art Londensky agreed. No additional comment was reported by other Board members or the Committees.

*Art Londensky made a motion, which was seconded by Anthony Neibert, to approve this item as amended by discussion. The motion carried unanimously.*

##### **c. Supplemental Review/Information 2024 IBC – N.J.A.C. 5:23-3.14**

Rob Austin questioned if the Board had any comment on this item. Michelle Wood noted that the Building Subcommittee recommends not adopting the provisions requiring guards on retaining walls and stated that this item should remain with municipal engineers. No additional comment was reported by other Board members or the Committees.

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*Art Londensky made a motion, which was seconded by Anthony Neibert, to approve this item. The motion carried by majority; Michelle Wood opposed.*

2. N.J.A.C. 5:23-2.15A Update

Rob Austin questioned if the Board had any comment on this item. Art Londensky stated the Fire Protection Subcode Committee recommended removing “smoke detector” and replacing with “fire and CO detection devices.” Michelle Wood noted that the Building Subcommittee recommended including a notation referencing point loads. Rob Austin informed Michelle Wood that this would require Department review of N.J.A.C. 5:23-2.15(f). No additional comment was reported by other Board members or the Committees.

*Art Londensky made a motion, which was seconded by Michelle Wood, to approve this item as amended by discussion and to begin Department review of N.J.A.C. 5:23-2.15(f). The motion carried unanimously.*

**D. New Business**

No new business to report.

**E. Information**

1. CAB Tentative Meeting Dates 2025 – 2/14; 4/11; 6/13; 8/8; 10/10; 12/12
2. CAB Log
3. List of Pending Legislation

**F. Public Comments**

No public comment to report.

**G. Adjourn**

*Art Londensky made a motion, which was seconded by Michelle Wood, to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 9:55 a.m.*