



State of New Jersey
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RE: Structural Concerns in Existing Buildings

In the wake of the tragic building collapse in Miami Beach, Florida, the Division recognizes the rise in concern regarding structural issues. To help in understanding what some structural issues may be, the US Department of Housing and Urban Development (HUD) recognizes the following to be structural issues:

Visual physical damage to the designated load-bearing portions of a building that could cause failure of such load-bearing portions that affects their load-bearing functions to the extent that the building could become unsafe. Load-bearing components for the purpose of defining a structural issue are defined as follows: Footing and foundation systems; beams; girders; lintels; columns; load-bearing walls and partitions; roof framing systems; and floor systems, including basement slabs in buildings constructed in designated areas containing expansive or collapsible soils. Damage to the following non-loadbearing portions of the building is not considered a structural issue: Roofing; drywall and plaster; exterior siding; brick, stone, or stucco veneer; floor covering material; wall tile and other wall coverings; non loadbearing walls and partitions; concrete floors in attached garages; electrical; plumbing, heating, cooling and ventilation systems; appliances, fixtures and items of equipment; paint; doors and windows; trim, cabinets, hardware, and insulation.

Should you notice a condition that appears to be a structural issue in a building, please alert your local construction office. They have the ability to determine whether a building is unsafe pursuant to the Uniform Construction Code, N.J.A.C. 5:23-2.32, <https://www.nj.gov/dca/divisions/codes/codereg/ucc.html>. Contact information for all local construction offices can be found on the Division's website at the following link (see "Construction Office Contacts" in the upper righthand corner): <https://www.nj.gov/dca/divisions/codes/resources/constructionpermitforms.html>. You may also find contact information by inputting your municipality's name and "construction office" on any internet search engine.

In addition to your local construction office, please notify the owner of the building so he or she is aware of the issue. If you are a tenant or condominium owner with concerns over a structural issue in your building, please notify your landlord or condominium association board so they are aware of the issue.

If you have questions or concerns, please contact the Division of Codes and Standards at (609) 292-7899.

