

COMMUNITY AFFAIRS

DIVISION OF CODES AND STANDARDS

Uniform Construction Code

Proposed Amendment: N.J.A.C. 5:23-4D.3

Authorized By: Jacquelyn A. Suárez, Commissioner, Department of Community Affairs.

Authority: N.J.S.A. 52:27D-119.

Calendar Reference: See Summary below for explanation of exception to calendar requirement.

Proposal Number: PRN 2025-007.

Submit written comments by March 22, 2025, to:

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The agency proposal follows:

Summary

The Department of Community Affairs (Department) is proposing amendments to the Uniform Construction Code (UCC), specifically Subchapter 4D, Recreational Park Trailers.

Recreational park trailers are defined as a type of trailer unit that is primarily designed to provide temporary living quarters for recreational, camping, or seasonal use. This subchapter governs the design, manufacture, and installation of recreational park trailers intended for installation and use in the State of New Jersey through the adoption by reference of the American National

Standard Institute (ANSI) A119.5 Park Model RV Standard. This rulemaking would update the subchapter to reference the 2020 Edition of the A119.5 standard, as well as update the title of the standard. This rulemaking by reference includes a number of minor changes, including:

- Minor changes to language that addresses guardrails, wall (murphy) beds, plastic composite decking, and warning labels for outdoor cooking.
- An increase of non-permanent propane capacity to four cylinders; in the previous edition, the capacity was three cylinders.
- Language was added requiring air duct registers composed of wood to meet the referenced Federal Register standards.
- Requirements for roof extension of vent termination were changed to one inch; the previous edition required a two-inch vent termination.

A section-by-section summary of the proposed amendments follows:

1. At N.J.A.C. 5:23-4D.3(a)1, 1ii, and (c), proposed amendments update the referenced standard ANSI A119.5 from the 2015 edition to the 2020 edition and revise the title of the standard; further proposed amendments are made at N.J.A.C. 5:23-4D.3(a)1i to update the name and address to contact to purchase the standard.

2. N.J.A.C. 5:23-4D.3(c)3ii is rewritten to consolidate all relevant sections, including one new section from the 2020 edition of the standard, where the Department deletes the phrase that the section is applicable, regardless of the width of the recreational park trailer. The remainder of this section is recodified accordingly to account for this consolidation. The Department has always deleted this language from A119.5 because every section of the standard applies, regardless of width. A similar change to incorporate this language is proposed at N.J.A.C. 5:23-4D.3(c)3v.

As the Department has provided a 60-day comment period on this notice of proposal, this notice is excepted from the rulemaking calendar requirements, pursuant to N.J.A.C. 1:30-3.3(a)5.

Social Impact

The Department anticipates that this rulemaking would have a positive social impact. The proposed amendments update the regulations governing recreational park trailers and ensure that modern techniques and technologies, which promote safety and establish uniformity, are in place throughout the State.

Economic Impact

The Department does not anticipate that the proposed rulemaking related to recreational park trailers will have any direct economic impact. These proposed amendments improve the consistency and usability of the code and ensure that these trailers are manufactured and installed in accordance with the most recent standards.

Federal Standards Statement

No Federal standards analysis is required because the proposed amendments are not being proposed pursuant to the authority of, or in order to implement, comply with, or participate in, any program established pursuant to Federal law or any State statute that incorporates or refers to any Federal law, standard, or requirement.

Jobs Impact

The proposed amendments, which update the technical requirements for the design, manufacture, and installation of recreational park trailers, are not expected to have any impact on the creation or loss of jobs.

Agriculture Industry Impact

The Department does not anticipate that the proposed amendments, which are related to recreational park trailers, would impact the agriculture industry.

Regulatory Flexibility Statement

The proposed amendments update the standards that govern the design, manufacture, and installation of recreational park trailers in New Jersey. The Department is not aware of any manufacturers in the State; as such, no regulatory flexibility analysis is required.

Housing Affordability Impact Analysis

The proposed amendments update the standards governing the manufacture, design, and installation of recreational park trailers, and are not anticipated to have an impact on housing affordability in the State. By their definition at ANSI A119.5, “recreational park trailers” are “vehicles that provide temporary living quarters for recreational, camping, or seasonal use.” As such, this rulemaking does not apply to manufactured or modular homes and should not have an impact on the average costs associated with housing.

Smart Growth Development Impact Analysis

As the proposed amendments do not impact zoning or what may be built in a given location, it is not anticipated that the proposed amendments will have any impact on housing production within Planning Areas 1 and 2, or within designated centers, pursuant to the State Development and Redevelopment Plan. The proposed amendments update the standards governing the manufacture, design, and installation of recreational park trailers.

Racial and Ethnic Community Criminal Justice and Public Safety Impact

The Department has evaluated this rulemaking and determined that it will not have an impact on pretrial detention, sentencing, probation, or parole policies concerning adults and juveniles in the State. Accordingly, no further analysis is required.

Full text of the proposal follows (additions indicated in boldface **thus**; deletions indicated in brackets [thus]):

SUBCHAPTER 4D. RECREATIONAL PARK TRAILERS

5:23-4D.3 Standards

(a) Regulations concerning recreational park trailers are follows:

1. Pursuant to authority [of] **at** P.L. 1975, c. 217, as supplemented by P.L. 1991, c. 457, the Commissioner hereby adopts the standard of the American National Standard Institute A119.5 [Standard for Park Model Recreational Vehicles, 2015] **Park Model RV Standard, 2020** edition, known as "ANSI A119.5." This standard is hereby adopted by reference as the recreational park trailer subcode for New Jersey subject to the modifications stated [in] **at** (c) below.

i. Copies of this standard may be obtained from the [Recreational Park Trailer Industry Association, 30 Greenville Street, 2nd Floor, Newnan, GA 30263] **RV Industry Association, 13221 Woodland Park Road, Herndon, VA 20171.**

ii. The ANSI A119.5, [2015] **2020** edition, may be known and cited as the "recreational park trailer subcode."

(b) (No change.)

(c) The following chapters, sections, or pages of "ANSI A119.5 [Standard for Park Model Recreational Vehicles, 2015] **Park Model RV Standard, 2020** Edition" are amended as follows:

1.-2. (No change.)

3. Chapter 5, Construction Requirements, shall be amended as follows:

i. (No change.)

ii. In Sections 5-2.4, **5-2.5, 5-3.5.2, 5-3.5.3, 5-3.6.1, 5-3.6.2, 5-4.3, 5-4.4, 5-6.5, and 5-9**, delete the [second] sentence, **“Applies to all Park Model RVs regardless of width.”**

[iii. In Section 5-2.5, delete the second sentence.]

[iv.] **iii.** (No change in text.)

[v. In Section 5-3.5.2, delete the fourth sentence.

vi. In Section 5-3.5.3, delete the fourth sentence.

vii. In Section 5-3.6.1, delete the third sentence.

viii. In Section 5-3.6.2, delete the second sentence.

ix. In Section 5-4.4, delete the second sentence.]

[x.] **iv.** (No change in text.)

[xi.] **v.** [Delete the text of] **In Section 5-8.4, delete “This section shall apply to all Park Model RVs regardless of size”** and insert the following: "The park model recreational vehicle shall be anchored to withstand the design wind load for the location."

[xii. In Section 5-9 delete the second sentence.]

4. (No change.)