

(Written Requests for Inspection and Minor Work Projects)

RESPONSE: These sections are intentionally worded differently. Due to the nature of minor work projects, which entail only a final inspection, N.J.A.C. 5:23-2.17A(d)1 states the required timeline in which the final inspection must be done. As the notice for minor work, addressed at N.J.A.C. 5:23-2.17A(b), allows for the initial notice to be either oral or in writing, that same standard applies for the related inspections. Further, a request through email does constitute a written request.

Sorry for the déjà vu if you read the note in the *UCC Summary of Rule Changes – Spring 2024 Update* article above, but this is only because we want to make this clarification crystal clear.

Source: Ian Rayfield
Code Development
Unit (609) 984-7609

Residential Structural Integrity Law, P.L. 2023, c.214

Senate Bill S2760, concerning structural integrity requirements for certain residential buildings, was first introduced in 2022 and was ultimately signed into law on January 8, 2024, as P.L. 2023, c.214. This law is available online at https://pub.njleg.state.nj.us/Bills/2022/PL23/214_.PDF.

Under this law, “covered buildings” must have a structural inspection performed at intervals established by the law.

The law refers to a “covered building” as any residential condominium or cooperative (condo/coop) building that has a primary load bearing system that is comprised of a concrete, masonry, steel, or hybrid structure including, without limitation, heavy timber and a building with podium decks, with some structures excluded.

Within the Covered Building definition set forth in the law, the term “Primary load bearing system” means the assemblage of structural components within a building comprised of columns, beams, or bracing that by contiguous interconnection form a path by which external and internal forces applied to the building are delivered to the foundation. The foundation as well as any connected or attached balconies shall be included as part of the primary load bearing system evaluation.

For reference, this essentially amounts to the definitions of Primary Structural Members and Secondary Structural members from the International Building Code (IBC).

The following structures are excluded from the law’s definition of a covered building:

- (1) International Standardization Organization ISO Type 1 construction or frame-built construction with combustible walls or roofs, but not including a podium deck on which the frame-built construction is situated;
- (2) a building with ancillary elements that are not part of the primary load bearing system such as, but not limited to, elevator shafts or concrete, masonry, steel, or heavy timber that the primary load bearing system does not deliver a building’s load to the foundation;
- (3) a building that is not a condominium or cooperative, and consists primarily of rental dwellings; and
- (4) a single-family dwelling.

Note that ISO Type 1 construction is essentially Type V construction from the IBC, so conventional lumber residential condos and coops are exempt.

(Continued on next page)

(Residential Structural Integrity Law, P.L. 2023, c.214)

Under the law, owners of covered buildings are responsible for ensuring their buildings receive structural inspections by deadlines that vary depending upon the date on which the Certificate of Occupancy was issued. This would be performed by a licensed New Jersey engineer. Following an inspection, the engineer must provide a report assessing the covered building's condition using the protocol established by the American Society of Civil Engineers, or any similar protocol by another nationally recognized structural engineering organization. The report must identify any required maintenance needed to maintain the primary load bearing system and determined when the next structural inspection must occur. Pursuant to the law, these reports must also be shared with the local enforcing agency.

Local enforcing agencies do not enforce this law but may start to receive reports regarding covered buildings. These reports should be maintained in your files for the building. In some cases, you may see permit applications filed to undertake measures identified in the report as necessary to maintain the structural integrity of the covered building.

Source: Code Assistance Unit
(609) 984-7609

Plan Review Reserved to the Department



As you all know, the Bureau of Construction Project Review performs plan review and issues releases of plans for specific types of buildings throughout the State, such as those projects noted at N.J.A.C. 5:23-3.11. Once those plans have been released, either fully or through partial release, to the local enforcing agency, the enforcing agency can issue permits for the segment of work that has been released and undertake inspections.

It has recently come to the Bureau's attention that there are a number of local enforcing agencies who are issuing permits and, in some cases, even certificates of approval or occupancy, before the Bureau has completed review and released the plans in whole or through partial release. The plan review process is vital to ensuring the building meets all necessary Uniform Construction Code requirements; without having those released plans, there is no way to ensure that the work inspected meets the plans, or the portions of the plans, as released.

This article just serves as a friendly reminder of the process. Permits are not to be issued, and construction cannot ensue, until the plans have been released, either in full or through partial release, by the Department.

If you have any questions regarding this process, please do not hesitate to contact the Bureau.

Source: Bureau of Construction Project Review
(609) 984-7850

Gazebos, Sheds, and Pergolas: Do You Need a Permit?



(Updated reprint from Summer 2018)

As we gear up for backyard fun this summer, let's get real about those fancy backyard structures. You know, the gazebos where you sip lemonade, the sheds where you hide your lawnmower, and those airy pergolas that make your neighbors jealous. But before you start hammering away, let's talk Uniform Construction Code (UCC), N.J.A.C. 5:23, permits!

Please note that the following descriptions pertain to "DETACHED" accessory structures for use in residential group R-2, R-3, R-4, or R-5:

(Continued on next page)