

Construction Code Communicator



State of New Jersey
Philip D. Murphy, Governor

Department of Community Affairs
Lt. Governor Sheila Y. Oliver, Commissioner

Volume 32, Number 4

Winter 2020

The Winter Communicator: A Reminder

The final (Winter) issue of the *Construction Code Communicator* each year now consists of a collection of Alerts, Hot Topics, Letters from the Director, guidance documents, and other information items that were posted on the Division's website during the calendar year. This year, we are including articles that were printed in earlier editions of the *Construction Code Communicator* on topics that continue to generate questions. Once this edition of the *Construction Code Communicator* has been posted, these individual Alerts, Hot Topics, Letters from the Director, guidance documents, and other information items will be removed from those sections of the Division's website. There is one exception: the materials related to Superstorm Sandy will remain in place. **Generally, there are no new articles in this issue. However, there are times when a short, new article finds its way into the Winter issue.**

Please note that, although the documents will be removed from the Alerts and Hot Topics, they will still be accessible through the Division's Document Library or through the "Topics A-Z" tab on the Division's website: www.nj.gov/dca/divisions/codes/.




Also, the indices for all issues of the *Construction Code Communicator* 2020 are included in this issue as a handy reference.

Prospectively, the *Construction Code Communicator* will follow this same format: three issues, Spring, Summer, and Fall, that contain new articles and a Winter issue that will provide in one place all the Alerts, Hot Topics, Letters from the Director, guidance documents, and other information items that were posted on the Division's website in that calendar year with previously printed articles where the topic continues to generate questions.

If you have any questions about the *Construction Code Communicator*, or if you have any recommendations for articles, please feel free to contact me at (609) 984-7609 or at marie.daniels@dca.nj.gov.

Source: Marie Daniels
Division of Codes and Standards



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2020 Proposals/Adoptions

The following is a list of the 2019 proposals/adoptions. This list, with previous years included, can be found at <http://www.nj.gov/dca/divisions/codes/codereg/> by scrolling to "Rule Proposals and Adoptions."

Posted in NJ Register	Subject	Submit Comments by:	Adoption Date
Oct 19, 2020	Uniform Construction Code - Various Proposed Amendments: N.J.A.C. 5:23-2.6, 2.15, 2.15A, and 2.38	Dec 18, 2020	
Oct 05, 2020	Notice of Administrative Correction - Uniform Construction Code Subcodes: Enforcement Activities Reserved to the Department N.J.A.C. 5:23-3.11	N/A	Oct 05, 2020
July 20, 2020	Uniform Construction Code Radon Hazard Subcode, Radon for Educational Group E Buildings Proposed Amendments: N.J.A.C. 5:23-10.2, 10.3, and 10.4	Sep 18, 2020	Jan 04, 2021
July 06, 2020	Landscape Irrigation Contractors Examining Board Proposed Amendments: N.J.A.C. 5:62-1.1, 1.4, 2, 4.1, 5.7, and 5.9 and 5:62 Appendix	Sep 04, 2020	Dec 07, 2020
Jun 15, 2020	Planned Real Estate Development Full Disclosure Act Regulations Proposed Amendments: N.J.A.C. 5:26-1.3, 8.6 and 8.7	Aug 14, 2020	
Jun 15, 2020	Residential Site Improvement Standards, Stormwater Management Proposed Amendments: N.J.A.C. 5:21-4.4, 4.16, 5.2, 7.8, 5:21-7 Appendix B and 8.1	Aug 14, 2020	Nov 02, 2020
Apr 20, 2020	Uniform Construction Code - Various Standards for the Licensure of Residential Health Care Facilities Proposed Amendments: N.J.A.C. 5:23-1.4, 2.15, 3.11, 4.3A, 4.5, 6.2, 6.7, and 6.8; and 5:27A-2.2	Jun 19, 2020	Dec 07, 2020
Apr 06, 2020	Uniform Construction Code - Ordinary Maintenance and Minor Work Proposed Amendments: N.J.A.C. 5:23-2.7 and 2.17A (see related at Nov 04, 2019)	Jun 05, 2020	
Apr 06, 2020	Uniform Construction Code - Rehab Subcode, etc. Proposed Amendments: N.J.A.C. 5:23-2.18, 2.35, 3.2, 5.3, 6.2, 6.3A, 6.5, 6.6, 6.7, 6.8, 6.9, 6.11A, 6.17, 6.27, 6.28A, 6.31, 12.2, and 12.8.	Jun 05, 2020	
Mar 16, 2020	Lead Hazard Evaluation and Abatement Code Proposed Amendments: N.J.A.C. 5:17-3.4, 3.5 and 9.1	May 15, 2020	Jan 19, 2021
Mar 02, 2020	Uniform Construction Code - Subcodes Proposed Amendments: N.J.A.C. 5:23-3.14, 3.16, 3.21, 3.22, and 6.1	May 01, 2020	Jan 04, 2021
Mar 02, 2020	Uniform Construction Code - Responsibilities Proposed Amendments: N.J.A.C. 5:23-3.4	May 01, 2020	Nov 02, 2020

(continued on next page)

(2020 Proposals and Adoptions)

Jan 21, 2020	Carnival-Amusement Rides - Aerial Adventure Courses Proposed Amendment: N.J.A.C. 5:14A-1.3 Proposed New Rules: N.J.A.C. 5:14A-15	Mar 21, 2020	
Jan 21, 2020	Uniform Construction Code - Administrative Warrants Proposed Amendments: N.J.A.C. 5:23-2.16, 2.18, and 2.29	Mar 21, 2020	Dec 07, 2020
Dec 02, 2019	Carnival-Amusement Rides & Uniform Construction Code Electrical Systems for Carnivals and Fairs Proposed Amendments: N.J.A.C. 5:14A-9.2 and 9.7; and 5:23-2.14 and 2.20 Proposed New Rule: N.J.A.C. 5:23-2.18D	Jan 31, 2020	Nov 16, 2020 NSC
Nov 04, 2019	Notice of Action on Petition for Rulemaking Uniform Construction Code - Ordinary Maintenance and Minor Work NJAC 5:23-2.7 and 2.17A (see related at Aug 05, 2019 below)	N/A	N/A
Aug 05, 2019	Public Notice - Receipt of Petition for Rulemaking Uniform Construction Code - Ordinary Maintenance and Minor Work N.J.A.C. 5:23-2.7 and 2.17A (see related at Aug 07, 2017 below)	N/A	N/A
Aug 05, 2019	Uniform Construction Code - Heating, Ventilation, Air Conditioning, and Refrigeration Contractors Proposed Amendments: N.J.A.C. 5:23-2.15 and 2.15A	Oct 04, 2019	Oct 5, 2020 NSC
June 03, 2019	Planned Real Estate Development Full Disclosure Act Regulations Proposed Amendments: N.J.A.C. 5:26-1.3, 8.1, 8.2, and 8.4 Proposed New Rules: N.J.A.C. 5:26-8.8 through 8.14 Proposed Repeals: N.J.A.C. 5:20 and 5:26-8.3	Aug 02, 2019	May 18, 2020 NSC
May 20, 2019	Liquefied Petroleum Gas - Adoption of NFPA 58–2017; Filling Fleet Vehicles; Department Reorganization Proposed Amendments: N.J.A.C. 5:18-1.1, 1.2, 1.3, 1.4, 1.5, 1.7, 2.1, 3.1, 3.3, 3.6, 3.7, 4.1, 4.3, 5.1, 6.1, 6.2, 6.3, 6.4, 8.2, 9.1, 9.2, 9.4, 10.1, 10.2, 10.4, 10.5, 11.1, 11.6, and 5:18 Appendix A	July 19, 2019	Apr 06, 2020 NSC

Source: Code Development Unit
(609) 984-7609

COVID-19 Guidance and Information

Throughout the span of the year, the Division of Codes and Standards has issued multiple pieces of guidance to address the ever-changing circumstances surrounding the impact of COVID-19 as related to the enforcement and applicability of the Uniform Construction Code. For a full listing of all relevant information, please visit the Division’s COVID-19 website at <https://www.nj.gov/dca/divisions/codes/alerts/covid19.html>.

Source: Code Assistance Unit
(609) 984-7609

Local Finance Notice 2020-27

(Reprint. Originally issued by the Division of Local Government Services on November 24, 2020)



LFN 2020-27

November 24, 2020

Local Finance Notice

Philip D. Murphy
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Dedication of Revenue Earned from Uniform Construction Code Enforcement

Revenue earned from construction code (UCC) enforcement fees must be dedicated to UCC enforcement rather than diverted to support the general fund.

[Local Finance Notice 2017-15](#) reminded local governments with UCC enforcement offices of fee limitations set forth in State law and how fee proceeds must be budgeted and accounted for. However, there continue to be instances where municipal UCC enforcement offices consistently earn revenue well exceeding those offices' operating costs. This guidance, issued jointly by the Division of Local Government Services and the Division of Codes and Standards, serves to update Local Finance Notice 2017-15 as well as specify measures the Department of Community Affairs is taking to address continuing non-compliance.

Adequate Staffing Required

N.J.A.C. 5:23-4.4(d) requires municipalities with UCC enforcement offices to budget for sufficient staff to handle reviews and inspections in a timely fashion. The established period for completing permit application review is within 20 business days. N.J.A.C. 5:23-2.16(a). Inspections are to be scheduled and performed within three business days of the time for which inspection has been requested. N.J.A.C. 5:23-4.5(h)1(ix). Office hours shall be commensurate with the level of construction activity in the municipality. N.J.A.C. 5:23-4.4(b).

Diverting UCC fee revenue to the general fund, instead of utilizing fee revenue to hire or contract for adequate staff, is particularly egregious when an enforcement office has consistent backlogs. Extended wait times for inspections and approvals depresses economic activity and delays the addition of new ratables. Even when an enforcement office is adequately staffed, setting fees at a level greater than that needed to operate the office, and routinely diverting the surplus to the general fund, particularly burdens taxpayers performing home improvements requiring one or more permits.

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Enforcement by Department of Community Affairs

The Division of Codes and Standards' Office of Regulatory Affairs routinely conducts financial audits of the [UCC Annual Reports](#) submitted to Codes. In conjunction with that audit, staffing and other factors are reviewed for regulatory compliance. If the Office of Regulatory Affairs determines a municipality is non-compliant with the Uniform Construction Code, by no later than April 1st the Office will issue a letter to the municipality specifying actions to be taken within 30 days to come into compliance. The Division of Codes and Standards may order the municipality to undertake corrective action as necessary. Please contact Terence Luckie, Supervisor of Enforcement, or Christopher Ferrara at (609) 984-7672 with any questions on Office of Regulatory Affairs procedures.

The appropriation and expenditure of construction code fee revenues shall be tested annually for compliance with [N.J.A.C. 5:23-4.17](#) as part of the municipal audit. Please review the remaining sections for further explanation of how UCC fees must be calculated, budgeted, and accounted for. As is the case for municipal court and dog license revenues, a separate [dedicated report](#) must be included with the annual audit; CFOs shall be responsible for providing their auditors with all information necessary to complete the dedicated report.

If the Office of Regulatory Affairs determines additional review is needed to verify whether a municipality is using UCC fees as permitted, the Division of Local Government Services will order the municipality to perform further sample testing (over and above the annual audit's dedicated report) of the supporting expenditures for all direct and indirect expenses allocated to their construction department. This testing should provide support to validate the appropriateness of the charges as they relate to compliance with N.J.A.C. 5:23-4.17, namely that all expenditures of construction code fees have been made for purposes permitted under the regulation. The outcome of said testing shall be provided to the Office of Regulatory Affairs within the specified timeframe and shall be specifically reflected as a separate opinion contained in an addendum to the municipality's annual audit. The CFO is responsible for providing the auditor with all necessary supplemental supporting information.

Permitted Uses of Construction Code Fees

N.J.S.A. 52:27D-126a limits municipal fees for plan review, certificates of occupancy and issuance of construction, demolition, moving of building, elevator, and sign permits to only the level necessary to satisfy the enforcement agency's annual operating costs. Department regulations, specifically [N.J.A.C. 5:23-4.17 and 4.18](#), establish the parameters governing municipal construction code fees.

The fee schedule set by municipal ordinance must be calculated to reasonably cover the municipal costs of enforcing the regulations, and shall be reviewed against the revenues and expenditures listed in the Division of Codes and Standards [UCC Annual Report](#) along with the accompanying recommendation from the construction code official on whether changes to the fee schedule are necessary.

Subsection (c) of N.J.A.C. 5:23-4.17 strictly limits which costs can be utilized in calculating construction code enforcement fees. Appendix A details allowable costs.

Indirect and overhead expenses charged to construction code fee revenues shall not exceed 12 percent of all other costs of the enforcing agency unless the indirect and overhead expenses of the

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municipality exceed 12 percent of the entire municipal budget, in which case indirect and overhead expense may be charged to construction code fee revenues in proportion to the general municipal overhead and expense ratio. A detailed written justification for any charge for indirect and overhead expenses exceeding 12 percent must be prepared and made available for inspection both by the Department of Community Affairs and by the public.

If the municipality deposits UCC fee revenue into a trust fund ("dedication by rider"), fees may be set at such a level so as to accumulate a reasonable level of funds for offsetting future code enforcement expenses. Use a three-year average for projecting a "reasonable" level of future expenses. See the "Budgeting and Accounting" section below for further discussion on dedicating construction code fee revenue.

Subsection (d) of N.J.A.C. 5:23-4.17 governs fees for development-wide inspection of homes after issuance of a certificate of occupancy. Municipal construction code enforcement fees are subject to further standards set forth in N.J.A.C. 5:23-4.18.

Treatment of Fees in Shared Services or Third-Party Vendor Context

When construction code enforcement is provided under a shared services agreement, one uniform fee schedule shall be applied by all parties to the agreement. Said fee shall be collected by the party administering and enforcing the regulations, with no additional fee required to be paid by an applicant to any municipality or county. The enforcing agency shall maintain financial records showing for each municipality the amounts of money collected and expended.

In instances where private on-site inspection and plan review agencies carry out all local code enforcement responsibilities, fees cannot exceed the contracted amount the municipality must pay the third-party vendor(s) except to cover additional overhead and other operational costs incurred by the municipality in connection with the administration of code enforcement activities. In instances where private on-site inspection and plan review agencies carry out a portion of the enforcement responsibilities of the local code enforcement agency for one or more disciplines, fee revenue cannot exceed the contracted amount the municipality must pay the third-party vendor(s) and the costs incurred by the municipality in carrying out its enforcement responsibilities as allowed pursuant to N.J.A.C. 5:23-4.17 and as described in this Notice.

Construction Code Fee Budgeting and Accounting

It bears repeating that revenue earned from construction code enforcement fees must be dedicated to UCC enforcement. Municipalities can dedicate fee revenue in either one of two ways.

The first method, set forth in N.J.S.A. 40A:4-36, is to state fee revenues in a separate section of the budget according to their respective sources together with the appropriations for the purposes to which such revenues are applicable; with the total of anticipated revenues equaling the total of appropriations. Under this method, current year revenue cannot exceed prior year realized revenue absent documentation supporting the disparity (e.g. amended ordinance to increase fees, substantial increase in the number of inspections).

The second method of dedicating UCC fee revenue is to utilize a "dedication by rider" (i.e. a trust fund) pursuant to N.J.S.A. 40A:4-39. A dedication by rider must be used if the municipality wishes to accumulate funds at a reasonable level for offsetting future code enforcement expenses.

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Although municipalities are not prohibited from using general fund to pay the costs of UCC enforcement when fee revenues are insufficient to cover costs, or when necessary to compensate for work done without fee pursuant to statute or ordinance, municipalities are expected to set fees at a level sufficient to cover the costs of their construction code offices.

Approved: Melanie R. Walter, Director, Division of Local Government Services
Edward M. Smith, Director, Division of Codes and Standards

Document	Internet Address
LFN 2017-15	https://www.nj.gov/dca/divisions/dlgs/lfn/17/2017-15.pdf
N.J.A.C. 5:23-4	http://www.nj.gov/dca/divisions/codes/codreg/pdf_regs/njac_5_23_4.pdf
UCC Annual Report Codes & Standards	http://www.nj.gov/dca/divisions/dlgs/resources/fa_docs/UCC%20Annual%20Report%20Online.pdf
UCC Report Login Codes & Standards	http://fs2.formsite.com/njdca/uccrpt/form_login.html
Audit Report - UCC	http://www.nj.gov/dca/divisions/dlgs/resources/fa_docs/UCC%20Annual%20Audit%20Report.docx

Citing the Code

Having been in the Code Assistance Unit for over a year now, I have noticed one issue that continually crops up: the age-old inspector versus contractor/owner dispute, which is usually settled by doing some research within the construction code books. Ah, yes, the code books...those peculiar assortments of parchment or papyrus (and in this day and age, a website address).

As code officials, we understand the codes and sometimes provide the applicant an explanation in short-hand as to what is needed in order to comply with the code. It's important to keep in mind that the applicant does not always understand the letter of the code, especially when it is presented in short-hand. In terms of a Notice of Violation, code citations must be provided and, after an inspection, provided upon request. As public servants, we need to assist the layperson in understanding exactly what section(s) of the code have been violated and how it can be corrected. The only way this can be done correctly is by providing the code citation as required at N.J.A.C. 5:23-4.5(a)3ii, N.J.A.C. 5-23-2.18(e), and within the Municipal Procedures Manual at 4.1.2b.

5:23-4.5(a)3ii- Files and records shall be maintained in a manner consistent with the Municipal Procedures Manual established by the commissioner for this purpose.

5:23-2.18(e)- Inspections records: The enforcing agency shall make a written record of all inspections, including any discrepancies or violations noted and shall maintain those reports as a public record which shall be available for public inspection during normal business hours.

MPM Inspection Conducted 4.1.2b.- If inspection fails, talks to Owner/agent directly or posts inspection Not Approved Sticker (UCC-F230) at work site filling in all necessary information, including the telephone number to call for additional information.

Of course, we can't all have a photographic memory capable of citing each code section at a moment's notice; however, by taking the extra time to search through the code (whether reading it in print or through a quick search on the Division's webpage), I am confident that any official will be able to find the right code reference in order to provide a proper citation to an owner/contractor.

Lastly, if any municipality has "counter documents" that they provide to permit applicants regarding frequently violated code sections/citations, please feel free to share them with the Department. We all know having shared resources can help, especially when it comes to enforcing the Uniform Construction Code. The easiest way to share is by email at codeassist@dca.nj.gov or mail at NJ-DCA, PO Box 802, Trenton, NJ 08625.

Source: Adam Matthews, Code Assistance Unit
(609) 984-7609

Supporting Recessed Lighting Fixtures

(Updated Reprint. Originally published Summer/Fall 2005)

Article 410, Part IV of the 2017 National Electrical Code (NEC/2017), specifically Section 410.36(B), contains the requirements for the support of lighting fixtures. When installing recessed lighting fixtures in a suspended ceiling, Section 410.36(B) the NEC/2017 contains specific requirements for the means of support.

The framing members of a suspended ceiling may support recessed lighting fixtures as long as the fixtures are fastened by mechanical means (i.e., screws, rivets, and/or listed clips) to the framing members. The framing members shall be fastened together and attached to the building structure appropriately.

Moving further, the suspended ceiling framing members can be properly attached to the building structure and the recessed lighting fixtures properly attached to the suspended ceiling; but, if the weight of the fixtures is not accounted for, the ceiling could fail. To help prevent failure, the building subcode official shall verify the design specifications for the maximum weight allowance of the ceiling assembly with all lighting fixtures installed.

If you have any questions on this issue, you may reach me at (609) 984-7609.

Source: Rob Austin
Code Assistance/Development Unit

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Source: Code Development Unit
(609) 984-7609

Buildings/Structures Subject to Wind-Borne Debris & Hurricane Prone Regions Requirements 

This article serves as a reminder that the opening protection requirements for buildings/structures subject to wind-borne debris & hurricane-prone regions remain the same between the 2015 and 2018 I-codes. Therefore, the article from the Fall 2015 edition of the Construction Code Communicator is still applicable.

With the adoption of the 2015 International Building Code (IBC) and International Residential Code (IRC), New Jersey was placed outside the zone(s) for needing opening protection in accordance with Sections 1609.1.2 and R301.2.1.2, respectively. As noted above, this remains true for the 2018 I-codes and New Jersey is still considered to be outside the zone for needing opening protection and applies as such for all residential and general use commercial buildings. However, the opening protection requirements of Section 1609.1.2 still apply to buildings/structures listed in Table 1604.5. Health care facilities in "Risk Category III" and all buildings in "Risk Category IV" within one mile of the mean high water line of the Atlantic Ocean and having an ultimate design wind speed of 130 miles per hour or greater are required to have openings that are protected from wind-borne debris. These buildings are typically hospitals, emergency management facilities, etc.

Source: Code Assistance Unit
(609) 984-7609

Otis Elevator Recall – Private Residence Elevators

December 17, 2020

Subject: Otis Elevator Announces Recall to Inspect Private Residence Elevators in Cooperation with U.S. Consumer Product Safety Commission to Prevent Serious Injury or Death to Children

Dear Colleague:

Otis Elevator Company is writing to inform you that on December 17, 2020, the Company announced a recall to inspect and, if necessary, repair all Otis private residence elevators, including those manufactured by our former subsidiary, CemcoLift Elevator Systems. Otis Elevator is undertaking this action in cooperation with the United States Consumer Product Safety Commission (CPSC) because children can become entrapped in the space between the exterior landing (hoistway) door and the interior elevator car door or gate, and suffer serious injuries or death when the elevator is called to another floor. Fortunately, this type of accident can be avoided by retrofitting existing elevators with space guards if needed.

To remedy this issue, Otis is offering all owners of an Otis or CemcoLift private residence elevator a free inspection to ensure that their elevator does not pose this hazard. In the event that the inspection reveals that the space poses a danger, Otis will install a space guard at no cost to the consumer.

A copy of the press release is enclosed with this letter. We respectfully request that you take the time to read this letter and the enclosed notice carefully. **The failure of consumers to participate in the recall could result in serious injury or death to children.** Importantly, please note that this recall applies only to Otis/CemcoLift private residence elevators and does not include Otis' commercial elevators.

IMPORTANT: We are reaching out to our current maintenance customers that have private residence elevators and are also sending notification to all addresses where we are aware of Otis or CemcoLift private residence elevators having been installed at one time. For those Otis or CemcoLift private residence elevators installed by independent third parties, Otis is sending notification to contacts that include distributors and other third parties that could have information about where affected units could be located. **In the event that you have any information, including records, concerning Otis or CemcoLift private residence elevators, we respectfully request that you get in touch with us as soon as possible to help make this recall a success. We also encourage you to take any action within your agency's authority to support this effort to address private residential elevators with a hazardous gap between the exterior landing (hoistway) door and the interior elevator car door/gate.**

(continued next page)

(Otis Elevator Recall – Private Residence Elevators)

We can be reached at 800-233-6847 from 8 a.m. to 5 p.m. ET Monday through Friday, visit us online at www.otis.com and click on "IMPORTANT SAFETY INFORMATION – PRIVATE RESIDENCE ELEVATORS," write your Otis business contact, or email us at recalltoinspect@otis.com for more information.

It should be important to all of us that consumers take advantage of this recall immediately and request that Otis inspect, and if necessary, install a space guard to eliminate the hazard to children.

We thank you for your help.

Sincerely,



Christopher P. Moore

Executive Director, Otis Americas Legal

Otis Elevator Company
O: +1 800.233.6847
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U.S. Consumer Product Safety Commission - Recall

Release Date: December 17, 2020

Release Number: 21-056

Otis Elevator Company Recalls to Inspect Private Residence Elevators Due to Entrapment Hazard; Risk of Serious Injury or Death to Young Children

Recall Summary

Name of Product: Otis and CemcoLift Private Residence Elevators

Hazard: Children can become entrapped in the space between the exterior landing (hoistway) door and the interior elevator car door or gate, and suffer serious injuries or death when the elevator is called to another floor.

Remedy: Repair

Consumers should disable or block children's access to any Otis or CemcoLift private residence elevator and contact Otis to schedule a free inspection and the installation of space guard(s), if necessary.

(continued next page)

(Otis Elevator Recall – Private Residence Elevators)

Consumer Contact:

Otis at 800-233-6847 from 8 a.m. to 5 p.m. ET Monday through Friday or online at www.otis.com and click on “IMPORTANT SAFETY INFORMATION – PRIVATE RESIDENCE ELEVATORS” for more information.

Recall Details

Units: About 5,000

Description:

This recall involves Otis private residence elevators purchased through 2012 and CemcoLift private residence elevators purchased from 1999 to 2012. The elevators are used in consumers’ homes.

Incidents/Injuries: Otis is aware of at least four incidents involving an Otis or CemcoLift private residence elevator that resulted in a crushed spine and abdomen, fractured hip, broken arm and feet, and bruising to the face and chest.

Sold At: Otis private residence elevators and parts were sold to independent third-party contractors and, occasionally, directly to consumers through 2012. Otis sold CemcoLift private residence elevators and parts to independent third-party contractors, and occasionally, directly to consumers from approximately 1999 to 2012. Otis and CemcoLift private residence elevators cost approximately \$20,000 to purchase and install.

Manufacturer: Otis Elevator Company of Farmington, Ct. and CemcoLift Elevators Systems, formerly of Hatfield, Pa. CemcoLift is a former subsidiary of Otis Elevator Company.

Manufactured in: United States

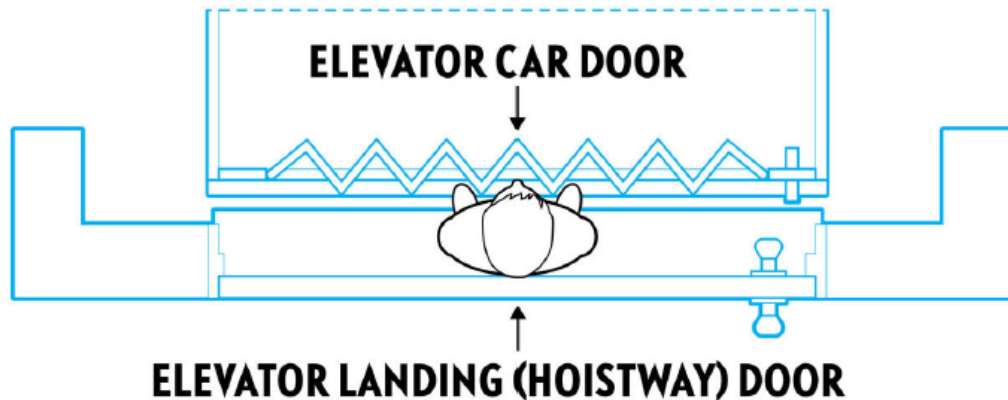
Photos:



Typical Private Residence Elevator with Exterior Landing (Hoistway) Door and Interior Elevator Car (Accordion) Door

(continued next page)

(Otis Elevator Recall – Private Residence Elevators)



Typical scenario depicting a child trapped between an exterior landing (hoistway) door and an interior elevator car door. The exterior door locks the child in the space between the doors when the elevator is called to another floor, putting the child at risk of being crushed or pinned by the elevator car.

About the U.S. CPSC

The U.S. Consumer Product Safety Commission (CPSC) is charged with protecting the public from unreasonable risks of injury or death associated with the use of thousands of types of consumer products. Deaths, injuries, and property damage from consumer product incidents cost the nation more than \$1 trillion annually. CPSC's work to ensure the safety of consumer products has contributed to a decline in the rate of deaths and injuries associated with consumer products over the past 40 years.

Federal law bars any person from selling products subject to a publicly announced voluntary recall by a manufacturer or a mandatory recall ordered by the Commission.

For lifesaving information:

- Visit CPSC.gov.
- Sign up to receive our [e-mail alerts](#).
- Follow us on [Facebook](#), Instagram [@USCPSC](#) and Twitter [@USCPSC](#).
- Report a dangerous product or a product-related injury on www.SaferProducts.gov.
- Call CPSC's Hotline at 800-638-2772 (TTY 301-595-7054).
- Contact a [media specialist](#).



The Construction Code Communicator is an online publication of the New Jersey Department of Community Affairs' Division of Codes and Standards. It is typically published four times a year.

Copies may be read or downloaded from the division's website at: www.nj.gov/dca/divisions/codes.

Please direct any comments or suggestions to the NJDCA, Division of Codes and Standards, Attention: Code Development Unit, PO Box 802, Trenton, NJ 08625-0802 or codeassist@dca.nj.gov.

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