

Construction Code Communicator



State of New Jersey
Mikie Sherrill, Governor

Department of Community Affairs
Jacquelyn A. Suárez, Commissioner

Volume 38, Number 3

Fall 2026

Adoption of 2024 National Model Codes

It's official; the 2024 I-Codes, 2024 National Standard Plumbing Code, and 2023 NFPA 70 were adopted as of August 17, 2026. Also adopted were the updates to N.J.A.C. 5:23-3.4, Responsibilities, and N.J.A.C. 5:23-6, the Rehabilitation Subcode.

The amendments to these codes are available at the Uniform Construction Code (UCC) webpage at <https://www.nj.gov/dca/codes/codreg/ucc.shtml>.

New Jersey editions of the International Building Code (IBC), International Residential Code (IRC), and National Standard Plumbing Code (NSPC) are being processed for publication and are expected to be available *by the end of the year*. As a reminder, the New Jersey editions of these publications are comprised of the base text of the Code, as amended by the relevant subcode of the UCC.

Links to the relevant base codes are available on the Department's website at <https://www.nj.gov/dca/codes/codreg/current.shtml>.

Source: Marie Daniels
Code Development Unit
(609) 984-7609

In This Issue

2024/2023 Code Adoption Web Links 	2	Grace Period for Model Codes 	2
2024 IBC and ASCE 7-22 	15	Not All Fire-Retardant-Treated Wood Is Created Equal! 	13
2024 IBC Errata: ASME A18.1 	6	Outdoor outlets, AC units, Ground Fault Protection, and the Rehab Subcode  	16
2024 IRC Door Closers 	13	Revised UCC Technical Forms 	4
Adoption of 2024 National Model Codes 	1	Significant Changes to the 2024 IBC and IRC  	7
Adult Changing Stations: 2024 IBC 	12	Spec Sheets for Replacements 	6
Fees and Processes for Annual Pool Bonding and Backflow Certificates 	5	Tyco Fire Sprinklers Recall: Sprinklers that Can Fail in a Fire 	18
Garden State Balcony Solar Act and the UCC 	5	UCC Summary of Rule Changes – Summer 2026 	3
Generators Located Outdoors: Residential Setbacks  	15		

Grace Period for Model Codes

As you know, the 2024 I-Codes, 2024 National Standard Plumbing Code, and 2023 NFPA 70 were adopted as of August 17, 2026. With this adoption comes a six-month grace period for the previous model code. This means that starting from August 17, 2026, applicants may submit a complete permit application, including all prior approvals, to be reviewed under the code in force immediately preceding the subcode revision. Provided the application is complete, the construction official and applicable subcode officials should perform the plan review and issue construction permit(s) based on the code in force immediately prior to the operative date of the subcode revision. The last day to submit an application using the previous codes is February 17, 2027.

Therefore, if a complete permit application was submitted on or between August 17, 2026, and February 17, 2027, the project would be permitted to be reviewed under the old codes (2021/2020). The application should explicitly state which codes were utilized for the design of the project. If the code edition is not explicitly stated, officials should ask which edition was used.

For completeness, the application must include the items listed at N.J.A.C. 5:23-2.15, Construction permits—application. Please note that N.J.A.C. 5:23-2.15(a) includes all elements that are required in order to submit a permit application; N.J.A.C. 5:23-2.15(b) provides for further requirements on an application for a permit when the information becomes available, no later than the commencement of work. This means that any of the information listed in (b) would not be required in order to consider a permit application complete.

Also note that prototype plan releases based on the previously adopted edition of the codes remain valid until the end of the grace period. February 17, 2027, would thus be the last day to apply for a permit with the released prototype.

Source: Marie Daniels
Code Development Unit
(609) 984-7609

2024/2023 Code Adoption Web Links

They're finally here! The 2024 I-Codes, the 2024 National Standard Plumbing Code (NSPC), and the 2023 NFPA 70 (National Electrical Code - NEC) were adopted August 17th, 2026. The amendments to these codes can be found by visiting the Uniform Construction Code (UCC) webpage at <https://www.nj.gov/dca/codes/codreg/ucc.shtml>.

New Jersey (NJ) editions of the International Building Code (IBC), International Residential Code (IRC) and NSPC are currently being processed for publishing. Note that these editions are purely the base code modified by their applicable subcode in the UCC. For example, the NJ edition of the 2024 IBC is the base code modified by the building subcode at N.J.A.C. 5:23-3.14.

For all codes and until the NJ editions are published, please utilize the links provided for by their organizations.

N.J.A.C. 5:23-3.14, Building Subcode

- IBC/2024 – <https://codes.iccsafe.org/content/IBC2021P2>
- IFC/2024 (throughout) - <https://codes.iccsafe.org/content/IFC2024V2.1>
- A117.1-2017 (Ch 11) – <https://codes.iccsafe.org/content/ICCA117.12017P7>
- ASME A17.1-2019 (Ch 30) - <https://www.asme.org/codes-standards> (no code book link)
- ISPSC/2024 (Ch 31) - <https://codes.iccsafe.org/content/ISPSC2024V2.0>

N.J.A.C. 5:23-3.15, Plumbing Subcode

- NSPC/2024 – <https://epubs.iapmo.org/NSPC/NJ2024/>

(2024/2023 Code Adoption Web Links)

N.J.A.C. 5:23-3.16, Electrical Subcode

- NEC/2023 (NFPA 70) – <https://www.nfpa.org/codes-and-standards/nfpa-70-standard-development/70>
- Access to 2023 edition of NFPA 70 (requires the setup of a Login/Password)

N.J.A.C. 5:23-3.18, Energy Subcode

- IECC/2024 – <https://codes.iccsafe.org/content/IECC2021P2>
- ASHRAE 90.1-2022 - <https://www.ashrae.org/technical-resources/standards-and-guidelines/read-only-versions-of-ashrae-standards>
- Scroll to “Standard 90.1-2022”

N.J.A.C. 5:23-3.20, Mechanical Subcode

- IMC/2024 - <https://codes.iccsafe.org/content/IMC2024V3.0>

N.J.A.C. 5:23-3.21 – One- and Two-Family Dwelling Subcode

- IRC/2024 - <https://codes.iccsafe.org/content/NJRC2024V1.0>
- ISPSC/2024 - <https://codes.iccsafe.org/content/ISPSC2024V2.0>

N.J.A.C. 5:23, Fuel Gas Subcode

- IFGC/2024 - <https://codes.iccsafe.org/content/IFGC2024V2.0>

Source: Ian Rayfield

Code Development Unit
(609) 984-7609

UCC Summary of Rule Changes – Summer 2026 Update

August 17, 2026, *New Jersey Register*

N.J.A.C. 5:23-3.14, 3.15, 3.16, 3.17, 3.18, 3.20, 3.21, and 3.22 – Subcodes – This adoption updates the building subcode, plumbing subcode, electrical subcode, fire protection subcode, energy subcode, mechanical subcode, one- and two-family dwelling subcode and fuel gas subcode within the Uniform Construction Code to the applicable 2024 International Code Council model codes, 2024 National Standard Plumbing Code, and the 2023 National Electrical Code.

→ for more information, please see “Oct 20, 2025” row at

https://www.nj.gov/dca/codes/codreg/rule_proposals_adoptions.shtml

N.J.A.C. 5:23-2.18, 2.34, 2.35, 3.4, 3.8, 5.3, 6.2, 6.3A, 6.4, 6.5, 6.6, 6.7, 6.8, 6.9, 6.12A, 6.13A, 6.14A, 6.15A, 6.16A, 6.17A, 6.18A, 6.19A, 6.20A, 6.21A, 6.22A, 6.23A, 6.24A, 6.25A, 6.26A, 6.28A, 6.31, and 6.32 – Rehabilitation Subcode, Responsibilities, and Rest of UCC – This adoption updates the rehabilitation subcode, subcode responsibilities, and other UCC items to coincide with the adoption of the latest cycle of model codes.

→ for more information, please see “Oct 20, 2025” row at

https://www.nj.gov/dca/codes/codreg/rule_proposals_adoptions.shtml

N.J.A.C. 5:23-2.15, 2.15A, 2.16, and 4.4 – Administration and Enforcement; Process and Enforcing Agencies; Duties; Powers; Procedures – This adoption amends Subchapters 2 and 4 of the Uniform Construction Code to recognize master hearth specialists, address internal inconsistencies within the single-family dwelling permitting process, incorporate an omitted provision from P.L. 2022, c.139, and assign a number to the form submitted pursuant to N.J.A.C. 5:23-4.4.

→ for more information, please see “Sep 02, 2025” row at

https://www.nj.gov/dca/codes/codreg/rule_proposals_adoptions.shtml

(Continued on next page)

(UCC Summary of Rule Changes – Summer 2026 Update)

Bulletins

- 01-2, Temporary Certificates of Occupancy – Revised
- 09-1, Permit Requirements for LP-Gas Systems – Revised
- 11-2, Fire Alarm Transmission Channels and Managed Facilities Voice Networks – Withdrawn
- 11-3, Antifreeze in New Residential and Commercial Fire Sprinkler Systems - NFPA 13, 13D or 13R – Withdrawn

Currently issued UCC Bulletins can be found on the following webpage:

➔ <https://www.nj.gov/dca/codes/resources/bulletins.shtml>

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

Revised UCC Technical Forms



Technical Assistants, Subcode Officials, and Construction Officials should be aware that the department, in consultation with the applicable subcode committees, revised subcode technical section forms in December 2025 (note: the revision date appears in the bottom-left corner after the Uniform Construction Code (UCC) form number). Most notably, the electrical subcode technical form F120 was revised. Form F120 now combines lighting fixtures, receptacles, and switches into one item, “Devices,” to save space on the form. New items such as EV Chargers and PV Systems, which have become commonplace, have been added.

Municipalities may continue using old stock until the existing supply runs out. Once old stock has been depleted, construction offices must print the December 2025 revised form. All forms are available on the Department’s website. Additionally, all forms listed on a municipality’s website for applicants to download or print should be the current version (12/25).

Most importantly, a municipality cannot reject a permit application using the revised forms and ask applicants to submit previous versions. Technical assistants and officials are reminded that they may use only the UCC forms found in N.J.A.C. 5:23-4.5(b). As per N.J.A.C. 5:23-4.5(b)4, “No forms other than those established by the Commissioner shall be required of the public in connection with the administration and enforcement of the State Uniform Construction Code. The municipal enforcing agency may use additional forms for its own internal processing and recordkeeping.”

Source: Michael Szwed
Office of Regulatory Affairs
(609) 984-7672

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.

Garden State Balcony Solar Act and the UCC

This article is to provide additional clarification on the Uniform Construction Code (UCC) impacts of Senate Bill 2368, also known as the Garden State Balcony Solar Act, which was signed into law on September 1st, 2026, as P.L.2026, c.82.

The law defines a “portable solar generation device” as a moveable photovoltaic generation device and associated equipment: (1) has a maximum power output of not more than 1,200 watts; (2) is designed to be connected to a building’s electrical system through a standard 120-volt alternating current outlet; (3) is located on the customer’s side of the electrical meter and is intended primarily to offset part of the customer’s electricity consumption; (4) is listed or certified in accordance with Underwriters Laboratories Standard No. 3700, the “Outline of Investigation for Interactive Plug-in Photovoltaic Equipment and Systems,” or a comparable standard, or a combination of standards that together address plug-in photovoltaic safety and grid-parallel by a nationally recognized testing laboratory; and (5) includes a device or feature that prevents the portable solar generation device from exporting power to the electrical distribution system during a power outage.

The law states that the plug-in device must comply with the applicable installation provisions of the product listing and, when necessary, the applicable installation provisions of the electrical subcode, the National Electrical Code/NFPA 70. Because the law covers the listing/labeling portion of the electrical subcode, the plug-in device would be covered under the code. The law further notes that devices that have a maximum power output to the receptacle outlet of 400 watts or less shall be exempt from any provision in the product listing, National Electrical Code, or State Uniform Construction Code that would require alterations to the building’s premises, wiring, or electrical panels.

Furthermore, the law notes that no municipality shall require a permit, application, fee, license, or other approval for the placement or use of a portable solar generation device. The provisions of this subsection shall not be construed to exempt any building modification, electrical work, or other alteration from the applicable provisions of the National Electrical Code, the State Uniform Construction Code adopted pursuant to the “State Uniform Construction Code Act,” P.L.1975, c.217 (C.52:27D-119 et seq.), or any municipal permit or inspection requirements.

Accordingly, the Department maintains that the language of the law prohibits requiring a permit for the placement or use of the portable solar generation device; however, it does not mean a permit is not required for any associated building modification. With this being the case, if a building modification is undertaken for the device, such as the relocation or addition of an electrical receptacle on a balcony, any UCC permit that would normally be taken out for such work would still be required.

For a more in-depth view of the law, please see the link to P.L.2026, c.82 below.

https://pub.njleg.state.nj.us/Bills/2026/S2500/2368_R3.PDF

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

Fees and Processes for Annual Pool Bonding and Backflow Certificates

The Office of Regulatory Affairs has received numerous questions about the fees and processes for issuing an annual Certificate of Compliance (COC) under N.J.A.C. 5:23-2.23(l), specifically for annual pool bonding and testable backflow preventers. First, note that a construction permit (F100) or technical section (F-120 or F-130) is NOT required to be submitted to the local enforcing agency (LEA) for the issuance of a COC.

(Continued on next page)

(Fees and Processes for Annual Pool Bonding and Backflow Certificates)

As per N.J.A.C. 5:23-4.5(b)4, the municipal enforcing agency may use additional forms for its own internal processing and recordkeeping. If an LEA wishes to collect a technical section to meet this section, that is allowed, but it is not required to be sealed by a licensed contractor, and a minimum fee or state training surcharge fee is not allowed. A technical section and construction permit (F-100) must be signed and/or sealed by a licensed contractor only if permittable work is being performed to obtain the appropriate COC; at that time, a cost of construction would be provided, and the applicable technical section fees and the state training surcharge would apply. In addition, N.J.A.C. 5:23-4.18(f)6 states that a municipality may not charge for the COC, but may establish a flat fee per N.J.A.C. 5:23-4.18(k) for the annual bonding inspections with a reduced flat fee for each additional pool, spa, or hot tub located at the site. N.J.A.C. 5:23-4.18(g)4 allows the municipality to establish a flat fee for the annual retesting of backflow preventers, subject to the provisions.

Source: Michael Szwed
Office of Regulatory Affairs
(609) 984-7672

Spec Sheets for Replacements

Minor work requires notification to the local enforcement office, preferably in writing, before you begin the work or replacement. So, you notify the local and then replace the boiler, water heater, or HVAC unit, etc.; then submit your application, either in person or electronically, and wait for notification to pay for your permit. But instead, the Township tells you they need two copies of the replacement unit specs that were missing during plan review. Plan review?! Minor work does not include plan review, and what exactly are you looking for in the specs? BTU load? That is on the chimney verification form. Clearances? How are you going to verify clearances from your code official's office? Also, per the 2021 International Residential Code NJ Edition Section G2408.1 and the 2021 International Fuel Gas Code Section 305.1, "Manufacturer's installation instructions shall be available on the job site at the time of inspection," so any clearance questions would be addressed on site.

All code enforcement offices are responsible for maintaining files and materials for prescribed amounts of time, per N.J.A.C. 5:23-2.16A, and record retention costs a lot of money. So now you have to store these unnecessary documents for a minimum of ten years, in most cases, causing the Township or office to allocate funds for these specs that are required to be on site for the inspection. But hey, it's your money! Spend or waste it as you see fit, I guess.

Source: Anthony Menafo
Code Assistance Unit
(609) 984-7609

2024 IBC Errata: ASME A18.1

Well, it looks like the 2024 International Building Code NJ edition has its first known errata. In Chapter 35, Reference Standards, the NJ edition had a publishing error that listed ASME A18.1 as the 2015 edition. The correct edition is the 2023 version.

This has since been corrected on the ICC website, which is where the link on the DCA Codes and Regulations page takes you. However, anyone who purchased a hard copy of the book will see the incorrect 2015 edition listed in Chapter 35.

Source: Adam Matthews
Code Assistance Unit
609-984-7609

Significant Changes to the 2024 IBC and IRC

The purpose of this article is to familiarize code officials, design professionals, contractors, and homeowners with many of the important changes in the 2024 International Building Code (IBC) and the 2024 International Residential Code (IRC). This article discusses only a portion of the code changes. When using the IBC and IRC, note that the solid vertical lines in the margins indicate a technical change from the requirements of the 2021 edition. Deletion indicators in the form of an arrow are provided in the margin where an entire section, paragraph, exception, or table has been deleted, or an item in a list of items or a row of a table has been deleted. A single asterisk [*] placed in the margin indicates that text or a table has been relocated within the code. A double asterisk [**] placed in the margin indicates that the text or table immediately following has been relocated there from elsewhere in the code. For those using the digital format, the blue text indicates a technical change from the requirements of the 2021 edition and red text indicates NJ amendments.

Significant Changes to the 2024 IBC:

Definitions

- **High-Rise Building:** This definition now includes occupiable roofs in the parameters to determine whether a building is considered a high-rise. The language in this definition references a “floor that is more than 75 feet above the lowest level of fire department vehicle access.” Occupants and combustible furnishings on roofs make ground-based firefighting more difficult and limit firefighters' ability to perform rescue operations. As such, their inclusion in the determination of a high-rise provides additional safety provisions in these circumstances.
- **Incapable of Self-Preservation:** Describes persons who, because of age, physical limitations, mental limitations, chemical dependency, or medical treatment, cannot respond as an individual to an emergency. The movement of all persons (occupants, residents and staff) to an exit in more than 13 minutes.
- **Limited Verbal or Physical Assistance:** Describes persons who, because of age, physical limitations, cognitive limitations, treatment or chemical dependency, may not independently recognize, respond or evacuate without limited verbal or physical assistance during an emergency. Limited verbal assistance includes prompting, giving and repeating instructions. Limited physical assistance includes assistance with transfers to walking aids or mobility devices and assistance with egress. The movement of all persons (occupants, residents, and staff) to an exit in more than 3 minutes, but not more than 13 minutes. NJ has deleted “Incapable of Self-Preservation” and instead used the definitions “Evacuation, Impractical” and “Evacuation, Slow.” As the model codes have evolved over the years, these terms have caused considerable confusion among code users. However, the deleted definitions had an assigned time limit. This time limit will now be added to the end of the definitions above, as shown.
- **Occupiable Roof:** The new term “occupiable roof” replaces the former “occupied roof” designation to clarify that the applicable provisions are triggered by the roof's intended use, rather than by whether the roof is actually occupied at a given time. The term “occupiable” does not apply to roofs accessed solely for maintenance, including maintenance of the building or rooftop equipment such as mechanical systems. Introduced in the 2024 edition, this definition aligns with the code's existing definition of “occupiable space.” Therefore, a roof designed for human occupancy is considered “occupiable” and subject to the applicable code requirements.
- **Temporary Event:** A single use during the service life of a public-occupancy temporary structure at a given location that includes its installation, inspection, use and occupancy, and dismantling.

(Continued on next page)

(Significant changes to the 2024 IBC and IRC)

- **Temporary Structure:** Any building or structure erected for a period of 180 days or less to support temporary events. Temporary structures include a range of structure types (public-occupancy temporary structures, temporary special event structures, tents, umbrellas and other membrane structures, relocatable buildings, temporary bleachers, etc.) for a range of purposes (storage, equipment protection, dining, workspace, assembly, etc.).

These new definitions clarify requirements in the new Section 3103, which sets forth requirements for public-occupancy temporary structures. The general public or public events use these structures, and occupants expect similar levels of reliability and safety as offered by permanent construction. These terms apply to structures in service for no longer than one year and include adjustments that reduce certain environmental load requirements based on their temporary nature while recognizing the consistent level of risk.

Sections, Tables, and Appendices

- **306.2 Moderate-Hazard Factory Industrial, Group F-1.** Due to the anticipated hazards, several uses associated with the manufacture of lithium-ion and lithium-metal batteries have been added to the list of Group F-1 occupancies. In addition, facilities used for the manufacture or packaging of alcoholic beverages are classified as Group F-1, rather than Group F-2, only when the beverages have an alcohol content greater than 20 percent. Beverages up to and including 20 percent will be classified as Group F-2. A similar change has been added to Group S-1 and S-2 when storing the above contents.
- **503.1.4.1 Enclosures Over Occupiable Roof Areas.** New Exception 2 allows other rooftop structures, including barriers, guards, parapets, bulkheads, and mechanical equipment screens, that may be located on the roof but are not specifically exempted by Exception 1. This allowance applies where the building qualifies as a high-rise building. It's recognized that the roof deck would be located at a height greater than that available for fire department access from the building's exterior.
- **Table 903.2.13 Additional Required Protection Systems.** Table 903.2.13, along with the correlated section, has been deleted. This amendment was added to the IBC with the 2000 adoption of the code to address the increased area allowance for these occupancies. To date, there have been limited issues with the increased area allowances for these occupancies; therefore, the Department is deleting these added fire sprinkler requirements, which cause undue confusion.
- **903 Additional Automatic Sprinkler Systems.** The Department added requirements for lithium-ion or lithium metal batteries (Li batteries) throughout. This includes Li battery research and development or testing in Group B occupancies, manufacturing in Group F-1 occupancies, and storage in Group M and S occupancies. At Section 903.3.1.1.3, the design of automatic sprinkler systems for areas containing Li battery storage is required to be based on a series of fire tests rather than relying solely on the prescriptive requirements of NFPA 13. Testing shall be conducted or witnessed and reported by an approved testing laboratory.
- **907 Fire alarm and Detection Systems.** Similar to Section 903, new requirements address Li battery research and development or testing in Group B occupancies, manufacturing in Group F occupancies, and storage in Group M and S occupancies.
- **907.2.1 Group A.** This section provides 2 new exceptions that address the uniqueness of a Group A-5 outdoor bleacher-type occupancy. Without these exceptions, these outdoor bleacher-type facilities would require the same type of manual pull stations and occupant notification that is required for an indoor facility with any other Group A classification.
- **912 Fire Department Connections.** This section adds additional requirements at 912.5.1-912.5.4 to meet the requirements found in NFPA 14 Standard for the Installation of Standpipes and Hose Systems.

(Continued on next page)

(Significant Changes to the 2024 IBC and IRC)

- **915 Carbon Monoxide Detection.** The structure of this section was modified for clarity, and “All other occupancies” was added to the model code at Section 915.2.6. We will discuss the other changes related to detection equipment in a future CCC article.
- **917.2 Group E Occupancies.** This section requires a risk analysis before constructing a Group E occupancy to determine whether a mass notification system is needed.
- **Table 1006.3.3 & 1006.3.4.** These two single-exit tables now indicate which one to use when an occupied roof is considered. A new footnote (c) in Table 1006.3.4(1) states: “This table is for occupiable roofs accessed through and serving individual dwelling units in Group R-2 occupancies. For Group R-2 occupancies with occupiable roofs that are not access through and serving individual units, use [Table 1006.3.4\(2\)](#).”
- **Table 1010.2.4.** New [Table 1010.2.4](#) was added to clarify where manual bolts, automatic flush bolts, and constant-latching bolts may be used on the inactive leaf of a pair of doors. As part of this change, Chapter 2 now includes four new definitions to distinguish these bolt types from dead bolts.
- **1011.5.5.1 Nosing Projection Size.** A new exception applies to stairways with open risers, allowing the maximum nosing projection dimension to exceed 1 ¼ inches.
- **1110.4 Adult Changing Stations.** This new section now requires adult changing stations in certain locations. Please refer to the full article regarding this topic on page 12 of this Communicator.
- **1112.6 Designations.** Where provided, signs identifying permanent interior and exterior rooms and spaces must be accessible. The signage must include visual characters, raised characters, and braille in accordance with the requirements of [Chapter 7](#) of ICC A117.1. This language was previously included in Appendix E; however, it has now been incorporated into the body of the Code.
- **1604.5.2 Photovoltaic (PV) Panel Systems.** This section explains how to assign Risk Categories (RC) to photovoltaic (PV) systems under the 2024 IBC. Ground-mounted PV systems are generally RC I because their failure poses a low risk to people, while elevated PV structures are generally RC II because they pose a hazard similar to typical buildings. Roof-mounted PV systems usually take the same Risk Category as the building they are attached to, and PV systems with energy storage serving essential facilities may be RC IV. Finally, elevated PV structures over parking for emergency-service vehicles must be RC IV if their failure could prevent those vehicles from being used.
- **1608 Snow Loads.** The 2024 IBC now references ASCE 7-22, which generally increased snow loads and reduced the number of case studies. The 2021 IBC referenced ASCE 7-16.
- **1609 Wind Loads.** As with snow loads, some wind speeds have changed due to the new reference standard ASCE 7-22.
- **1609.5 Tornado Loads.** ASCE 7-22 requirements for tornado loads apply to Risk Category III and IV buildings only sited in the tornado-prone region, which is roughly defined in IBC Figure 1609.5 as the area of the US east of the Continental Divide.
- **1807.2.5 Guards on Retaining Walls.** This is a significant change in the 2024 IBC; however, NJ is deleting this new section. Guards for retaining walls are historically addressed by the municipal engineer and occur during the planning phase of a building. This solidifies that guards for retaining walls are outside the scope of the Uniform Construction Code.
- **3001.2 Elevator Emergency Communication Systems.** This requirement was first introduced in the 2018 IBC but was later removed from the Uniform Construction Code because few manufacturers could supply the required equipment. Since then, availability has increased significantly, and manufacturers can now provide the systems needed to support this important life-safety feature for individuals who are deaf, hard of hearing, or speech impaired. Technical details of the required communication system are no longer addressed in the [IBC](#) since they are all now set forth in ASME A17.1-2022/CSA B44-22, Safety Code for Elevators and Escalators.

(Continued on next page)

(Significant Changes to the 2024 IBC and IRC)

- **3006.2.1 Rated Corridors.** NJ is no longer going to delete this section. This section was first included in the 2018 IBC. It required a smoke-proof elevator lobby or other means to keep smoke from entering the elevator shaft in all buildings where the elevator doors opened into a rated corridor. At that time, the Department deleted the section because few cost-prohibitive options were available to comply with these requirements. However, product availability has increased, and the section allows a “smoke-protective curtain assembly,” which is a defined term within the IBC.
- **Appendix P Sleeping Lofts.** New Appendix P, Sleeping lofts, is adopted as part of the Building Subcode, which allows sleeping lofts in dwelling and sleeping units within R occupancies. The appendix would support more efficient and affordable multifamily housing by adding usable sleeping space within the existing building footprint, particularly in small units. It may also encourage the reuse and alteration of existing housing rather than demolition and new construction.

Significant Changes to the 2024 IRC:

- **Chapter 3 Reorganization.** The chapter has been reorganized to make it easier to use by grouping related topics. It now progresses from structural and passive fire-resistance topics to active fire protection, required dwelling spaces, means of egress, accessibility and elevators, and finally home safety and energy systems. The reorganization provides a clearer, more logical sequence for the chapter’s expanded sections.
- **Table R301.2 Climatic and Geographic Criteria.** NJ has deleted the last sentence of footnote b, which stated, “The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.” Certain municipalities were misinterpreting this section as allowing them to establish their own frost line depths. However, New Jersey has only two designated frost line depths: 36 inches for Northern New Jersey (NNJ) and 30 inches for Southern New Jersey (SNJ).
- **R301.2.3 Snow Loads.** The 2024 IRC now references ASCE 7-22, which generally increased snow loads and reduced the number of case studies. The 2021 IBC referenced ASCE 7-16.
- **R302.1 Exterior Walls.** Section R302.1 regulates placement of buildings relative to property lines and establishes requirements for fire-resistant exterior walls, openings, and projections. For townhouses, the IRC requires a fire-rated party wall between units, but when multiple units occupy a single lot, there may be no actual lot line between them. The 2024 IRC clarifies this situation by requiring an imaginary lot line between townhouse units when no actual lot line exists, particularly where units are staggered. In addition, when a new dwelling or townhouse is built on the same lot as an existing one, an imaginary property line must be positioned so that the existing building complies with the required fire separation and protection requirements of Section R302.1.
- **R302.3.6 Shared Accessory Rooms.** The new requirements establish fire- and smoke-separation provisions for shared accessory rooms, similar to those already required for garages in the IRC. New Table R302.6 specifies the required separation from dwellings, attic spaces, other shared rooms, and habitable spaces. New subsections include opening protection and penetration requirements.
- **R302.5.1 Opening Protection.** This section addresses opening protection between a garage and the dwelling unit. There is no change at the national level; however, New Jersey is removing its existing amendment that deleted the requirements for self-latching and self-closing doors. As a result, doors between the garage and dwelling unit must now be both self-latching and self-closing.
- **R302.13 Fire Protection of Floors.** This section includes a new exception where fire protection of floors is not required for wood floor assemblies less than 600 sq. ft. within detached accessory structures with no habitable space above them.

(Continued on next page)

(Significant Changes to the 2024 IBC and IRC)

- **R306.2.1 Elevation Requirements.** In flood hazard areas including A Zones (not Coastal A Zones), there is a new condition that permits the floor of smaller detached accessory structures and detached garages to be below the design flood elevation. Limitations include: used only for parking or storage; anchored to resist flotation, collapse, or lateral movement; one story and not larger than 600 sq.ft.; equipped with flood openings; and constructed with materials that meet FEMA TB-2.
- **R309.1 Townhouse Automatic Fire Sprinkler Systems.** Townhouse projects for which a construction permit or development application was submitted after July 10th, 2024, are now required to be protected by an automatic sprinkler system in accordance with P2904 or NFPA 13D.
- **R310.3.1 Installation Near Cooking Appliances.** This section on smoke alarms has been revised to require smoke alarms to be installed not less than 10 feet horizontally from a permanently installed cooking appliance. A new exception permits smoke alarms to be installed not less than 6 feet from cooking appliances. This exception recognizes that tiny homes and small accessory dwelling units may require smoke alarms to be located closer to cooking appliances in order to comply with the mandatory locations specified in Section R310.3.
- **R315.1 Sleeping Lofts.** The code now includes a new definition and provisions for sleeping lofts. Key provisions state that the area must not exceed 70 sq. ft., the ceiling height must not exceed 7 feet, and it must include a permanent means of egress. The new provisions allow flexibility of design for the means of egress while maintaining a reasonable minimum standard of safety for these spaces.
- **R320 Handrails.** The 2024 IRC introduces a new Section R320, Handrails, which consolidates all handrail requirements into a single location. This new section moves requirements previously in the stairway and ramp provisions. Establishing a dedicated section for handrails allows other sections of the IRC to reference Section R320 rather than maintaining similar requirements with slightly different language throughout the code. The new sentence at the end of Section R320.5 establishes a maximum limitation of a ¼-inch gap that may occur between the end of a handrail and the adjacent surface when the handrail is returned toward a wall.
- **R330.4 Locations.** This section establishes new opening protection requirements for energy storage systems installed in enclosed utility closets, basements, storage spaces, or utility spaces within dwelling units.
- **R330.8 Protection from Impact.** This section establishes prescriptive vehicle impact protection requirements for energy storage systems. It introduces a new Figure R330.8.1, which illustrates the required clearances and spacing when using either curbstops or bollards.
- **R405 Foundation Drainage.** NJ has deleted the amendment that previously deleted Section R405 and replaced it with IBC Section 1805 requirements for damp-proofing, waterproofing, and foundation drainage. One notable change is a new exception to the foundation drainage requirements for foundations installed on well-drained ground or sand-and-gravel mixture soils classified as Group I soils in accordance with Table R401.4.1(2).
- **R502.11 Floor Framing Supporting Guards.** The new Section addresses the structural support required for guards, ensuring that the outward and downward forces on a guard are properly transferred into the floor framing. It prohibits I-joists and trusses from being used as edge framing for guards unless the guard loads are specifically considered in their design. The section provides prescriptive options for conventional and timber edge framing, including minimum framing sizes, roll bracing, and enhanced floor-sheathing connections to prevent the floor edge from rotating.
- **R506.3.3 Vapor Retarder.** The 2021 IRC increased the vapor retarder requirement for on ground concrete floors to 10 mil and required Class A materials, based in part on ACI 302.1R. However, ACI 302.1R does not specify an ASTM E1745 vapor retarder class, so the 2021 IRC went beyond the guide's recommendations. The 2024 IRC rolls back these changes, returning Section R506.3.3 to the same requirements found in the 2018 IRC, which is 6-mil.

(Continued on next page)

(Significant Changes to the 2024 IBC and IRC)

- **R507.9.1.5 Ledger Flashing.** The IRC has long required deck ledgers to be flashed, but it did not provide any specific requirements for how the flashing was to be installed. This new section provides prescriptive flashing methods, along with exceptions.
- **R702.7 Vapor Retarders.** New Exception 5 permits omitting a vapor retarder in Climate Zones 4–8 when continuous insulation is installed with an R-value greater than 4.5 in Climate Zone 4 and 6.5 in Climate Zone 5, in accordance with new Table R702.7(5). However, footnote a. limits the interior cavity insulation to R-5 unless an approved design is provided.
- **R703.3.1 Siding Clearance at Wall and Adjacent Surfaces.** A new section requires vinyl siding to maintain a clearance of not less than ½ inch from adjacent surfaces, such as decks, roofs, slabs, and foundations. It also requires a minimum clearance of 6 inches from the ground, unless the manufacturer specifies otherwise.
- **Appendices.** This subcode adopts two new appendices. BL Hemp-Lime (Hempcrete) Construction and BN Extended Plate Wall Construction.

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

Adult Changing Stations: 2024 IBC

The 2024 International Building Code (IBC) introduces a new accessibility requirement that facility owners and code officials should be aware of: “adult changing stations.” While changing tables for infants and toddlers have become standard in many public restrooms, adults with disabilities who require assistance have had far fewer dignified options, which are often limited to a restroom floor. Section 1110.4, Adult changing stations, addresses this gap by establishing the scoping requirements for where adult changing stations are required.

Where Required

According to Section 1110.4 of the 2024 IBC, not fewer than one adult changing station must now be provided in four categories of occupancies:

1. **Assembly and mercantile** occupancies where family/assisted-use toilet or bathing rooms are already required under Section 1110.2.1;
2. **Group B** occupancies offering education above the 12th grade, where an aggregate of 12 or more male and female water closets serve classrooms and lecture halls;
3. **Group E** occupancies, where an assembly-purpose room or space requires an aggregate of six or more male and female water closets; and
4. **Highway rest stops and service plazas.** More specifically, facilities accessible only from the highway, not private businesses located nearby.

Location and Design Requirements

- Adult changing stations must be located in toilet rooms with only one water closet and one lavatory (family/assisted-use rooms qualify).
- The accessible route cannot require passing through a security checkpoint.
- Travel distance is limited to 2,000 feet, and the station must be within two stories above or below the occupied story, which is a longer allowance than the family/assisted-use toilet room standard, to limit how many large stations must be installed.
- Where voluntarily provided (even if not required), stations must still meet these same accessibility standards.

(Continued on next page)

(Adult Changing Stations: 2024 IBC)

Where to Find the Technical Requirements

In case you missed it, the technical requirements (size, structural capacity, clearances) are NOT in the ICC A117.1-2017 standard as commonly referenced. Instead, they were added via Supplement 1 to A117.1-2017, approved in December 2023, which created a new "Section 613 ADULT CHANGING STATIONS" in the standard.

Source: Keith Makai
Code Assistance Unit
(609) 984-7609

2024 IRC Door Closers

This article explains that, under the 2024 International Residential Code (IRC), openings between a dwelling unit and an attached garage must be self-latching and equipped with a self-closing or automatic-closing device, as required by Section R302.5.1, Opening Protection.

For background, this requirement was first established in the 2012 IRC, which New Jersey did not adopt. When New Jersey adopted the 2015 IRC, Section R302.5.1 was amended to delete the portion of the last sentence that required the opening to be "equipped with a self-closing device." At the time, the Department determined that installing self-closing devices was prohibitively expensive and that the benefits did not outweigh the cost of compliance.

However, Section R302.5.1 does not specify a testing standard or particular type of closing device. During the Department's review, we found that spring hinges can provide an affordable option where a surface-mounted closer is not used. In addition, the 2024 IRC added requirements for self-closing doors serving garages or rooms containing energy storage systems due to the increased fire hazards associated with these systems.

Recognizing that garages, even those without energy storage systems, are increasingly being used to house electric vehicles and electric bicycles, the Department determined that applying the self-closing requirement consistently to all attached garages provides an appropriate level of protection and is a reasonable and affordable requirement for new construction.

Inspectors are only required to verify that the door closes and latches without intervention. There are no specific closing-speed or pounds-of-force requirements to enforce.

So, yes, you can say that the Department is officially **closing the door** on its previous amendment found in Section 5:23-3.21(c)3ix.

Source: Adam Matthews
Code Assistance Unit
609-984-7609

Not All Fire-Retardant-Treated Wood Is Created Equal!

The Code Assistance Unit has recently received numerous calls about using fire-retardant-treated (FRT) wood to construct projections, such as exterior decks, on both one- and two-family homes regulated by the 2024 International Residential Code (IRC) and buildings regulated by the 2024 International Building Code (IBC). Although this article cites IRC code sections, note that the requirements for FRT are mirrored in IBC Section 2303.2.

(Continued on next page)

(Not All Fire-Retardant-Treated Wood is Created Equal)

The IRC Section R302, Fire resistance rated construction, and the associated Table R302.1(1), Exterior walls, requires projections, such as decks, with a fire separation distance of 2 feet to less than 5 feet to be constructed with a "1-hour fire rating on the underside [of framing members], constructed of heavy timber, or constructed of fire-retardant-treated wood." Section R302.15, Fire-retardant-treated wood, provides the applicable testing, manufacturing process, labeling, and moisture exposure requirements if a homeowner/architect chooses to use FRT wood to satisfy the requirements of Table R302.1(1).

Section R302.15, Fire-retardant-treated wood, identifies FRT wood as "any wood product that, when impregnated with chemicals by a pressure process or other means during manufacture shall have, when tested to ASTM E84 or UL723, a listed flame spread index of 25 or less. In addition, the ASTM E84 or UL723 test shall be continued for an additional 20-min period, and the flame front shall not progress more than 10.5 feet beyond the center line of burners at any time during the test." Additionally, Section R302.15.1 requires fire-retardant-treated wood to be impregnated with chemicals by a pressure process under pressures of not less than 50 psig. As an alternative, Section R302.15.2, Other means during manufacture, allows for other treatment methods; however, the other treatment methods **MUST** be part of the manufacturing process. **Paints, coatings, stains, or other surface treatments applied outside of the manufacturing process are not approved methods of protection.**

Section R302.15.4, Labeling, requires FRT wood to be provided with a label that identifies all the following:

1. Identification mark of approved agency in accordance with Section 1705.5 of IBC.
2. Identification of treating manufacturer
3. Name of fire-retardant treatment
4. Species of treated wood
5. Flame spread and smoke-developed index
6. Method of drying after treatment
7. Conformance to applicable standards in accordance with Section R302.15.5 through Section R302.15.10
8. FRTW exposed to weather, or a damp or wet location, the words "No increase in the listed classification when subjected to the Standard Rain Test" (ASTM D2898)

Of the required labeling listed above, code officials shall take note of items #7 and #8. Item #7 requires "conformance with applicable standards in accordance with Section R302.15.5 through Section R302.15.10. IRC Section R302.15.8, Exposure to weather, requires fire-retardant-treated wood exposed to weather or damp or wet locations to be identified as "EXTERIOR" to indicate no increase in the listed flame spread index when subjected to ASTM D2898. Item #8 requires that FRT wood exposed to weather or a damp or wet location shall be labeled with "No increase in the listed classification when subjected to the Standard Rain Test" (ASTM D2898). This label statement indicates that FRT wood will maintain its fire-retardant properties when exposed to moisture.

When FRT wood is used inside a building, Section R302.15.9, Interior applications, requires that the FRT wood not exceed 28 percent moisture content when tested per ASTM D3201 procedures at 92 percent humidity. That said, FRT at all exterior locations and when used in interior locations that may be subject to humidity levels greater than 92 percent at any time are to be constructed of "Exterior" FRT wood. Once again, **paints, coatings, stains, or other surface treatments applied outside the manufacturer's process are not acceptable methods of protection.**

Source: Ken Breese
Code Assistance Unit
(609) 984-7609

2024 IBC and ASCE 7-22

One of the most significant changes to the 2024 International Building Code (IBC) is the new corresponding ASCE 7-22 reference standard. For background, earlier editions of ASCE 7 used ground snow load maps based on older National Weather Service data collected from 1952–1992. These maps remained largely unchanged from 1995 through 2016 and included numerous “Case Study” areas where insufficient data required engineers to perform their own snow-load analyses. Note that the 2021 IBC referenced ASCE 7-16.

The 2024 IBC adopts the ASCE 7-22 snow load maps and references ASCE 7-22 for snow-load design. The free ASCE Hazard Tool, which is also referenced in Bulletin 19-1, can be used to determine the applicable ground snow load based on location and risk category.

ASCE 7-22 updates the snow load provisions using additional snow data, updated calculation methods, strength-design-based values, and improved mapping. These updates provide more consistent ground snow loads, reduce the number of Case Study areas, particularly in mountainous regions, and help address differences in design values across state boundaries.

It is worth noting that the updated snow loads may be higher in some areas. The ASCE Hazard Tool can also be used to determine wind speeds, although the changes to wind speeds are generally less significant.

Source: Adam Matthews
Code Assistance Unit
609-984-7609

Generators Located Outdoors: Residential Setbacks

All the requirements for this article can be found in National Fire Protection Association (NFPA) 37-2018. However, I believe it's important to find the code path from each applicable subcode to the respective reference standard because, in this case, you won't find a direct link to NFPA 37-2018 in the 2021 International Residential Code (IRC).

The path from the IRC to NFPA 37-2018 is challenging, but nevertheless, the path does exist. Neither the 2021 IRC mechanical system requirements of chapters 12-24, nor the IRC fuel gas requirements of chapter 24 contain specific requirements for generators, but this is not a dead end. Both the mechanical section at Section M1301.1 and the fuel gas section at Section G2401.1 provide similar blanket statements that appliances, equipment, systems, etc., not specifically covered by the respective chapters, shall comply with the applicable provisions of the 2021 International Fuel Gas Code (IFGC) and/or the 2021 International Mechanical Code (IMC). IFGC Section 616 and IMC Section 915 both reference NFPA 37-2018 for engine- and gas turbine-powered equipment.

Now on to the requirements of NFPA 37-2018: “The Standard for the Installation and Use of Stationary Engines and Gas Turbines: NFPA 37-2018 at Section 4.1.4.1 requires that an engine and its housing (enclosure) be located at least 5 feet from openings and at least 5 feet from structures with combustible walls. Section 4.1.4.1 does not distinguish between operable and fixed windows/openings. Therefore, a generator must be kept at least 5 feet from all openings regardless of the opening's operability. The only exception to this rule is found at Section 4.1.4.1.1. This section permits clearances of less than 5ft if all portions of a structure (including openings) that are closer than 5 feet to the engine enclosure have a fire resistance rating of at least 1hr. Finally, the reduction permitted at Section 4.1.4.1.2 for full-scale fire tests applies to combustible structures only and does not apply to openings.

The discipline responsible for plan review and inspection of the setbacks can be found at N.J.A.C. 5:23-3.4:

(Continued on next page)

(Generators Located Outdoors: Residential)

	Code	Plan Review	Final Inspection
New Construction	2021 IFGC Section 616	Fire	Fire
	2021 IMC Section 915	Fire	Fire
Direct Replacement & New Installation for Existing Dwellings	2021 IFGC Section 616	Mechanical	Mechanical
	2021 IMC Section 915	Mechanical	Mechanical

Source: Keith Thedinga
Code Assistance Unit
(609) 984-7609

Outdoor outlets, AC units, Ground Fault Protection, and the Rehab Subcode

Since the adoption of the 2023 National Electrical Code (NFPA 70), as adopted under N.J.A.C. 5:23-3.16, on August 17, 2026, both the Office of Regulatory Affairs and the Code Assistance Unit have received countless calls regarding enforcement of Article 210.8(F), Outdoor outlets. This particularly pertains to Exception No. 2 and its expiration, which required GFCI protection for the outlet supplying listed HVAC equipment. This exception was added to the 2020 NEC, carried over to the 2023 NEC, and then expired on September 1, 2026. NFPA did not extend this exception, at least at the time this article was printed.

NEC Article 210.8 requires that a listed Class A GFCI shall provide protection in accordance with 210.8(A) through (F). The GFCI shall be installed in a readily accessible location. This charging text verifies that a Class A ground fault protection device SHALL be provided for ALL receptacle outlets, outlets, or branch circuits as necessary in accordance with 210.8(A) through (F). For this Communicator, we are focused on Article 210.8(F), Exception No. 2. For context, the entire section states:

(F) Outdoor Outlets.

For dwellings, all outdoor outlets, other than those covered in 210.8(A), Exception No. 1, including outlets installed in the following locations, and supplied by single-phase branch circuits rated 150 volts or less to ground, 50 amperes or less, shall be provided with GFCI protection:

- (1) Garages that have floors located at or below grade level
- (2) Accessory buildings
- (3) Boathouses

If equipment supplied by an outlet covered under the requirements of this section is replaced, the outlet shall be supplied with GFCI protection.

Exception No. 1: GFCI protection shall not be required on lighting outlets other than those covered in 210.8(C).

Exception No. 2: GFCI protection shall not be required for listed HVAC equipment. This exception shall expire September 1, 2026.

(Continued on next page)

(Outdoor outlets, AC units, Ground Fault Protection, and the Rehab Subcode)

Let's first dissect the section as applied to listed HVAC equipment installed outdoors: when the equipment's outlet is supplied by a single-phase branch circuit rated 150 volts or less to ground and 50 amps or less, it shall be provided with GFCI protection. Article 210.18, in short, states the rating of a branch circuit is determined by the size of the overcurrent protection device, not the equipment rating nor the conductor size. As stated in the charging text of Article 210.8, a listed Class A ground fault protection device is required; no other Class GFCI meets the requirement.

This article only applies to newly installed, not replaced outdoor HVAC equipment in either new dwellings, new additions to dwellings, or new never-existing equipment installed in existing dwellings.

It seems possible subcode officials and inspectors develop amnesia whenever a new adoption to the code comes along, especially when applied to rehab projects. Before you all get upset, let me explain. N.J.A.C 5:23-6.1(a)1 states:

The provisions of the other subcodes of the Uniform Construction Code do not apply to work in existing buildings, changing the use of an existing building or work in an existing building related to an addition unless the provisions of this subcode specifically reference them and make them applicable.

What that means is Subchapter 6 is the starting point for all work in existing buildings, and Subchapter 3 subcodes do not apply unless directed "specifically by reference" in Subchapter 6, aka Rehab. Inspectors cannot simply open the NEC and point to Article 210.8(F) on an HVAC replacement to tell the applicant they must comply.

So, if rehab applies and is our compliance starting point, how can we cite Article 210.8(F) for new installations in an existing dwelling? Easy: when using the rehab subcode, the first thing to determine is the scope of work and which rehab category the work falls under, as defined in N.J.A.C. 5:23-6.3 Definitions. In this case, "the installation of any additional equipment or fixtures" determines that newly installed HVAC equipment is an alteration by definition.

- N.J.A.C. 5:23-6.1(d)4 Alteration work must also comply with materials and methods that are set forth in N.J.A.C. 5:23-6.8.
- N.J.A.C. 5:23-6.1(d)7 Certain alterations create what are defined to be new building elements. There is a specific listing of those items that are to be treated as newly created building elements, which can be found in N.J.A.C. 5:23-6.9. The elements on that list are required to conform to certain specific sections of the other subcodes of the Uniform Construction Code. The sections with which each newly constructed element must comply are listed in N.J.A.C. 5:23-6.9. Any alteration which creates one of the elements listed in that section must comply with the specific requirements listed in N.J.A.C. 5:23-6.9.
- N.J.A.C. 5:23-6.9(c)2 Newly installed (not replacing an existing device) heating, air conditioning or refrigeration equipment likely to require examination, adjustment, servicing or maintenance shall conform with the requirements at N.J.A.C. 5:23-6.8, Materials and methods, and, in addition, shall conform with Section 210.63(A) Heating, Air Conditioning, and Refrigeration Equipment Outlet and, if newly installed in an attic, underfloor space, utility room or basement, 210.70 Lighting Outlets Required, as applicable, of the electrical subcode.

Now that we have a path of enforcement, we can look at N.J.A.C. 5:23-6.8, Methods and materials, and can determine that Article 210.8(F) is not deleted and is part of our scope of work, as we are installing a new, never-before-installed outlet for outdoor HVAC equipment therefore, Class A ground fault protection shall be required.

But wait... the methods and materials section doesn't delete Article 210.8(F), and N.J.A.C. 5:23-6.1(c)4 also says renovation work must comply with N.J.A.C. 5:23-6.8, Methods and Materials, so I can still cite Article 210.8(F) for the replacement of an outdoor HVAC unit! How about that, Regulatory Affairs and Code Assistance? You are wrong; I win this time!

(Continued on next page)

(Outdoor outlets, AC units, Ground Fault Protection, and the Rehab Subcode)

Well, there, licensed code official, you are forgetting something. According to N.J.A.C. 5:23-6.8(a), the following requirements shall be met for materials and installation methods for all items that are part of the applicant's proposed project for all categories of work other than repair as defined in N.J.A.C. 5:23-6.3. Do you see the underlined part that says requirements shall be met for all items that are part of the applicant's proposed part of work? When the applicant is simply replacing the HVAC equipment, they are neither newly installing, replacing, nor renovating the "outlet" supplying the HVAC equipment; therefore, Article 210.8(F) still does not apply.

But wait, DCA: they replaced the outdoor disconnect and whip with new, clean, shiny stuff, so they renovated! Respectfully, Mr./Mrs. Code official, I would categorize that work as meeting the definition of Repair under N.J.A.C. 5:23-6.3, which reads: "means the restoration to a good or sound condition of materials, systems and/or components that are worn, deteriorated or broken using materials or components identical to or closely similar to the existing." Also, repairs are not required to comply with Methods and materials section 6.8.

Again, the applicant is not specifically directed anywhere in the rehab subcode that, when replacing, renovating, or repairing the outlet, they are required to comply with NEC Article 210.8(F). Lastly, per N.J.A.C. 5:23-6.4(c) and 6.5(c), repairs and renovations did not make the work less code-compliant than it was before the permit application or start of work. Let's stop requiring contractors and homeowners to install items that rehab does not require and driving up costs that are not justified by code.

Source: Mike Szwed
Office of Regulatory Affairs
(609) 984-7609

Tyco Fire Sprinklers Recall: Sprinklers that Can Fail in a Fire

Although identifying buildings affected by the recall will fall mostly within the purview of fire officials licensed through the Division of Fire Safety (DFS), fire protection subcode officials should still be aware of this recall. Replacing these sprinklers qualifies as renovation work as defined at N.J.A.C. 5:23-6.3; this renovation work would be considered ordinary maintenance under N.J.A.C. 5:23-2.7 and would therefore not require a permit. However, a DFS-certified fire protection contractor is still required to perform the sprinkler work. Additionally, as always, the fire protection subcode official must notify the fire official of any planned sprinkler work that will impair the sprinkler system for an extended period so the fire official can implement a fire watch before the impairment.

More about the recall as found on the U.S. Consumer Product Safety Commission website:

"Washington, D.C. – The U.S. Consumer Product Safety Commission (CPSC) and Tyco Fire Products LP (Tyco Fire) are alerting the public again about serious, potentially fatal fire-safety hazards posed by the failure to replace previously recalled Central Sprinkler fire sprinkler heads that may still be installed in homes, residential facilities, and commercial buildings across the United States.

The affected sprinklers, manufactured from the mid-1970s to June 2001, were originally recalled in July 2001. The recall was subsequently modified in May 2003 and closed on August 31, 2007, after millions of sprinkler heads were replaced. Minerals, salts, and other contaminants in water can degrade the rubber O-ring seals, which may cause the sprinkler heads to fail to activate during a fire. Despite a multi-year remediation effort and National Fire Protection Association standards requiring annual, 5-year, and 20-year inspections, testing, and maintenance of fire suppression systems, many unremediated recalled sprinklers may remain in service, potentially posing hazards to consumers.

On July 13, 2025, a fire occurred at an assisted living facility in Fall River, MA. The fire claimed the lives of ten residents and injured dozens more. The facility had not replaced dozens of recalled sprinkler heads, despite identification during a prior fire-safety inspection. The fire underscores the need to remind facilities of the dangers posed by unremediated sprinklers and encourage remediation wherever recalled units are still in use.

(Continued on next page)

(Tyco Fire Sprinklers Recall: Sprinklers that Can Fail in a Fire)

CPSC and Tyco Fire are strongly urging all consumers, businesses, property managers, and governmental entities to take the following steps:

- Inspect all building fire sprinklers immediately to determine whether any units are subject to the recall.
- Replace all recalled sprinklers using a qualified fire-protection professional.
- Review historical maintenance records to confirm whether recalled units were previously identified and removed.
- Alert building managers, HOAs, facility administrators, schools, hospitals, nursing homes, and any organization responsible for older structures or vulnerable populations.

This campaign reflects CPSC and Tyco Fire's ongoing commitment to ensuring fire safety and protecting the public from hazardous recalled products.

For further information, please visit www.tyco-fire.com/Central-Sprinkler-O-Ring-Notice.

Source: Keith Thedinga
Code Assistance Unit
(609) 984-7609

New Jersey Department of Community Affairs
Division of Codes and Standards
101 South Broad Street
P.O. Box 802
Trenton, NJ 08625-0802

BULK RATE
US POSTAGE
PAID
PERMIT No.
XXXXX

FIRST-CLASS MAIL

Mail to:

