Construction Code Communicator

State of New Jersey
Mikie Sherrill, Governor

Department of Community Affairs
Jacquelyn A. Suárez, Commissioner

Volume 38, Number 2 **Summer 2026**

The 43rd Annual Building Safety Conference of New Jersey

The 43rd Annual Building Safety Conference of New Jersey was held on May 6th through the 8th at the Harrah's Hotel in Atlantic City.

The Cracker Barrel kicked off the Conference, as it always does. This very popular event gives our guests the opportunity to hear from a variety of presenters in a short-form format, focusing on new items of particular interest to the code enforcement community. Topics included many code-related issues, and, as always, there was an opportunity to meet with DCA staff to gain insight into current topics of discussion across the New Jersey code community. We again held a job fair that ran simultaneously with the Cracker Barrel, which was successful for our association partners and for those seeking positions in code enforcement throughout the State. The combination of the Cracker Barrel and job fair continues to rank as some of the most well-received events at the Conference.

The centerpiece of the Building Safety Conference was, of course, the opportunity to recognize and honor those selected by their associations as Code Enforcement Professionals of the Year for 2026. We were honored to have our Governor, Mikie Sherrill, deliver the keynote speech at the Luncheon Awards!! Governor Sherrill is only the 2nd Governor to ever come and speak at our Conference, and it was well received by everyone who attended. Commissioner Jacquelyn A. Suárez also spoke at the Luncheon and presented the awards to our award Winners. The following awards were presented:

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(The 43rd Annual Building Safety Conference of New Jersey)

New Jersey State Plumbing Inspectors Association
Plumbing Inspector of the Year
Dimetri Checkur

Municipal Construction Officials of New Jersey
Construction Officials of the Year
Frank Vuoso

New Jersey Association of Technical Assistants
Technical Assistants of the Year
Glenn McMahon

New Jersey Building Officials Association
Building Inspectors of the Year
Michelle Wood

Municipal Electrical Inspectors Association of New Jersey
Electrical Inspectors of the Year
James Mazur

New Jersey Fire Prevention and Protection Association
Fire Protection Inspectors of the Year
Mark Hopkins

Governor Mikie Sherrill addresses the attendees at the award luncheon

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(The 43rd Annual Building Safety Conference of New Jersey)

Commissioner Suárez address the attendees at the Awards Luncheon

New Jersey State Plumbing Inspectors Association
2026 Plumbing Inspector of the Year – Dimetri Checkur

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(The 43rd Annual Building Safety Conference of New Jersey)

Municipal Construction Officials of New Jersey
2026 Construction Official of the Year – Frank Vuoso

New Jersey Association of Technical Assistants
2026 Technical Assistant of the Year – Glenn McMahon

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(The 43rd Annual Building Safety Conference of New Jersey)

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(The 43rd Annual Building Safety Conference of New Jersey)

New Jersey Fire Prevention and Protection Association
2026 Fire Protection Inspector of the Year – Mark Hopkins

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(The 43rd Annual Building Safety Conference of New Jersey)

Congratulations to all for your hard work and dedication to improving code enforcement in New Jersey!

In addition to honoring the code enforcement personnel of the year, we offered 18 in-person Continuing Education seminars over the two days of the conference. With the success of the online training opportunities, it is always a welcome change for both attendees and instructors to conduct these seminars in person, and the conference provides us with the chance to offer this.

Everyone enjoyed the festive atmosphere as we celebrated our award winners with a reception in the famous Pool After Dark. All the attendees were able to relax after a long day of classes and welcomed spending time with friends.

We are proud to say that the Conference continues to offer all our code professionals a chance to connect and network. The Conference Committee always seeks to meet the ever-changing needs of our community by offering new training opportunities. We are always on the lookout for new ideas. If you have an idea, please pass that along through your association or email us at education.unit@dca.nj.gov

For the 2027 conference. We will be returning to Harrah's Hotel and Casino from May 5th through the 7th. I hope to see you all next year as we look forward to the 44th annual conference. Please save the date.

Source: Patrick Ryan
Office of Licensing and Education
(609) 984-7834

UCC Summary of Rule Changes – Spring 2026 Update

May 18, 2026, *New Jersey Register*

N.J.A.C. 5:23-3.11 – **Enforcement activities reserved to the Department** – This amendment to the Uniform Construction Code, N.J.A.C. 5:23, assigns sole code enforcement activities of filming locations to the Department at N.J.A.C. 5:23-3.11. This amendment allows film studios and producers to submit any necessary plan review and permits directly to the Department, as compared to submitting the documents through a local enforcing agency, the identity of which would change based upon the location of the film set and any other filming locations.

→ *for more information, please see "Sep 15, 2025" row at*
https://www.nj.gov/dca/codes/codreg/rule_proposals_adoptions.shtml

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

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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.

Electronic Submissions by Licensed Contractors

2016/2017 was the very beginning of electronic submissions at the Department of Community Affairs. Professional Engineers and Registered Architects were the first ones to support and use this submission tool. Only electronic submissions were accepted for projects that were to be reviewed by the Department. Things were a bit rocky at first as we all worked through the system's bugs. However, this system proved to be a major time-saver for the initial submission and any resubmissions, and the waste of paper dropped dramatically.

Plan reviewers were able to review submissions and electronically send them back to the design professionals in a timely manner. Design professionals could correct their submissions and resubmit their updated files at any time of day, or, if they were very late workers, at night too.

This system proved to be safe and secure, and we at the DCA heard of no security issues for licensees. So, back in 2023, I personally started attending the public meetings of the Board of Master Plumbers, the Board of Heating, Ventilation, Air Conditioning, and Refrigeration (HVACR) Contractors, and the Board of Electrical Contractors. During the public comment period of these meetings, I would explain to the Boards the direction the State was taking with electronic submissions and how they should prepare for the upcoming electronic submissions. I had no time frame to work with, only the sense that it would one day be thrust upon these licensees to “get with the times.”

Back in mid-2025, the Boards of Plumbing Contractors and HVACR Contractors submitted updated language to include electronic submissions. It was finally signed off on by the Governor last month, in May, and Plumbers and HVACR contractors can now submit their permit packets electronically. These licensed contractors may submit electronically to most Townships before leaving their offices in the morning or after completing their day in the evening, greatly reducing the time they spend driving from town to town to submit their applications.

The Board of Electrical Contractors is still on the fence but is having serious discussions about allowing its licensees to submit electronically. I am very hopeful that they will reach this point as the other Boards did, and that all will work out very well for all involved. I am grateful to be able to sit in on all of the Boards’ public meetings and look forward to maintaining a professional relationship with the Boards and keeping our lines of communication open. It has been invaluable maintaining this relationship with them all.

To be continued…

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

Bureau of Housing Inspection and UCC Officials

I may no longer be with the Director’s Office, but that doesn’t mean I’ll stop writing *Construction Code Communicator* articles! Building off my article from the Spring 2026 edition, let me offer a friendly reminder:

As a Uniform Construction Code (UCC) Construction Official, you are also an agent of the Department of Community Affairs, Bureau of Housing Inspection. As provided at N.J.A.C. 5:23-2.18(g), you or your subcode officials have the responsibility to ensure newly constructed and altered hotels/multiple dwellings comply with the provisions of the regulations for the maintenance of hotels and multiple dwellings (N.J.A.C. 5:10).

The Construction Official has a responsibility to ensure that certain properties are properly registered with the Bureau of Housing Inspection prior to the issuance of a UCC Certificate of Occupancy. There are also technical provisions for which the Construction Official is responsible; see UCC Bulletin 79-6.

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(Bureau of Housing Inspection and UCC Officials)

N.J.A.C. 5:10-1.11 requires the owner of each hotel or multiple dwelling to file a Certificate of Registration with the Bureau of Housing Inspection. Prior to the issuance of a Certificate of Occupancy, N.J.A.C. 5:23-2.24(e) requires that a Bureau of Housing Inspection Certificate of Registration be submitted to the UCC Construction Official; this documentation can be found on the DCA Service Portal via the registration number and/or property address. When circumstances arise, the UCC Construction Official may utilize UCC Bulletin 01-2, which states that a Temporary Certificate of Occupancy may be issued without a Hotel and Multiple Dwelling Certificate of Registration.

Sometimes, there is confusion as to what constitutes a multiple dwelling. A multiple dwelling is defined as a building or structure in which three or more dwelling units that are occupied or intended to be occupied, any group of ten or more buildings on a single/contiguous parcel(s) of land, each with two dwelling units occupied or intended to be occupied, all condominiums, co-ops, non-owner occupied mutual housing corporations, townhouse communities, and retirement communities.

The NJ Hotel and Multiple Dwelling Law, N.J.S.A. 55:13A(k)2, exempts certain condominiums, co-ops, and non-owner-occupied mutual housing corporations from the multiple dwelling definition. These properties must still register with the Bureau of Housing Inspection and apply for exemption from the Bureau's inspection process.

Townhouse communities may not have to register with the Bureau; however, they must apply for an exemption from the registration process through the Bureau's Registration Unit.

If you have any questions related to the registration requirements/status of a property, please feel free to access the DCA Service Portal or to contact the Bureau of Housing Inspection's Registration Unit at (609) 633-6229.

Source: Rob Austin, Chief
Bureau of Housing Inspection
(609) 633-6229

WANTED – Subcode Officials

Consider this a notice for potential new employment with the State. For those who may be looking for a change of pace, Subcode Official positions are open within the Division of Codes and Standards. Where, you say?

- The Office of Regulatory Affairs – Investigations;
- Bureau of Construction Project Review – Items reserved to the Department;
- State and Local Code Inspections – It's in the name; and
- Code Assistance Unit – Uniform Construction Code interpretations.

Licensure required would be HHS. Full-time employment ranges from $77,143.55 to $87,979.62, and the part-time employment hourly rate is $52.52.

More information can be found at https://www.nj.gov/dca/codes/contact/Employment.shtml, and interested persons should direct their letter of interest and resume to DCSCareers@dca.nj.gov.

Source: Rob Austin
Director's Office
(609) 292-7899

Chimney Verification Form F-370: Updated

Recently, the Code Advisory Board reviewed and accepted updates to Form F-370 to include additional lines between form sections for clarity and to add checkboxes with a single signature line for verification statements. Also, and maybe the biggest change to the form, is the expanded scope to include a solid fuel type and a solid fuel verification statement. This addition to the form was necessary to comply with the provisions of Chapter 18 and Chapter 24 of the 2021 International Residential Code.

Form F-370 can now be used for the replacement of solid-fuel appliances connected to an existing chimney or vent. These types of appliances include, but are not limited to, wood pellet stoves, fireplace stoves, room heaters, etc. Solid-fuel fireplaces were also added to the form because a case could be made that a factory-built or masonry fireplace replacement attached to an existing chimney would also require an inspection of the existing chimney for disrepair, obstructions, and a buildup of residue.

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

Manufactured Home (a.k.a. HUD Unit): Federal vs. UCC Jurisdiction

Few topics generate more confusion for local code officials than the installation or renovation of a manufactured (mobile) home under the HUD program. The following addresses some commonly asked questions:

Who has jurisdiction for new construction?

HUD's manufactured home program certifies a home exactly once, at the factory, when it is brand new. As stated in UCC Bulletin 07-1 (Premanufactured Construction):

> “Effective as of 08/05/2019, Manufactured (mobile) Homes and Manufactured Home Add-on Units are under the jurisdiction of the Federal Department of Housing and Urban Development (HUD) under 24 CFR Parts 3280 and 3285, for production, labeling and first-time installations."

As a result, a UCC construction permit, along with its related items such as a cut-in card, is not required for the initial installation of the home itself. However, it is important to note that HUD’s installation requirements may require items that resemble UCC requirements. In addition, it is important to note that HUD's jurisdiction is limited to manufactured homes and does not extend to on-site accessory structures. Any items constructed on site that are not covered under the HUD label (such as porches, decks, garages, or similar structures) require a UCC construction permit from the local enforcing agency.

Who has jurisdiction for the relocation of existing units and renovations?

Once a manufactured home has been initially installed, federal jurisdiction steps back and the UCC's Rehabilitation Subcode, N.J.A.C. 5:23-6, governs what happens next. Specifically, N.J.A.C. 5:23-6.8(k) provides the link between the UCC and federal standards by incorporating the applicable portions of 24 CFR Part 3280 as the manufactured home materials and methods requirements under the Rehabilitation Subcode.

For relocations, when an existing manufactured home is moved from one site to another, it must be reinstalled in accordance with the applicable federal regulations under 24 CFR Part 3285, including tie-down and anchoring requirements. A UCC permit is required for the re-installation and any site work.

For renovations, alterations, and reconstruction, the same federal materials and methods standards set forth in N.J.A.C. 5:23-6.8(k) apply. The local enforcing agency has jurisdiction over this work under the Rehabilitation Subcode.

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(Manufactured Home (a.k.a. HUD Unit): Federal vs. UCC Jurisdiction)

Can you rebuild a mobile home on its existing chassis?

This question arises infrequently but deserves a clear answer. There is no mechanism under the UCC's Rehabilitation Subcode or any other State program for re-certifying or re-labeling a manufactured home. HUD certification is achieved only once, during production at an approved factory. Reusing an existing chassis does not provide access to HUD certification because the certification process is tied to factory production, not field construction. Any attempt to construct a new dwelling unit on an existing chassis outside of an approved manufacturing facility would need to be evaluated independently through the HUD program and would not qualify for UCC treatment as a renovation or rehabilitation of an existing manufactured home.

Summary

In short, the division of jurisdiction is straightforward once you understand the framework. HUD governs production, labeling, and first-time installation. The UCC governs everything that happens after, such as, relocation, renovation, alteration, reconstruction, and any site-built accessory structures. When in doubt, contact the DCA Code Assistance Unit at (609) 984-7609 for guidance on a specific project.

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

Existing Chimney Inspections

As discussed in the “Chimney Verification Form F-370: Updated” article on page 10 of this publication, Uniform Construction Code Form F-370 can be used by a contractor replacing the fuel-fired equipment to demonstrate compliance with the requirements found in the 2021 International Residential Code , International Mechanical Code, and International Fuel Gas Code. This applies when installing replacement fuel-fired equipment to an existing chimney or vent. As per N.J.A.C. 5:23-2.20(d), the construction official shall accept the F-370 form when signed by the contractor who installed the replacement fuel-fired equipment. However, when the homeowner does the work or the contractor who installed the equipment does not submit a verification statement, an inspection by the Authority Having Jurisdiction is required.

Regardless of which discipline is inspecting the existing chimney or vent, at some point, the inspector will encounter an existing chimney or vent that may not be a straight shot from the vent connector to daylight. This is typically the case when a chimney or vent is arranged with offsets that make inspecting the chimney from the vent connector impossible. In these instances, the inspector cannot simply pass the chimney or vent as satisfactory; failing the inspection is necessary.

As one of the conditions of the permit, as found at N.J.A.C. 5:23-2.16(j)4, the owner or contractor who installed the fuel-fired equipment will need to assist the inspector in their inspection work when requested. This means the homeowner, who cannot verify the condition of the chimney or vent themselves, will need to hire an outside contractor to inspect the chimney or vent and provide an inspection report of the condition of the chimney or vent to the enforcing agency for approval. And for the contractor who installed the fuel-fired equipment, the contractor can either provide a verification statement on Form F-370 or hire an outside contractor to inspect the chimney or vent and provide an inspection report to the enforcing agency for approval.

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(Existing Chimney Inspections)

As to what outside contractors can conduct the inspection, that is entirely up to the homeowner or contractor who installed the fuel-fired appliance. However, the enforcing agency can recommend to the homeowner or contractor who installed the fuel-fired appliance that they hire an outside contractor that possesses the necessary tools to conduct the inspection and is knowledgeable in the requirements found in NFPA 211, the "Standard for Chimneys, Fireplaces, Vents and Solid Fuel Burning Appliances," for a level II chimney or vent inspection. Rather than "throwing good money after bad", hiring the right outside contractor for the inspection will potentially save the homeowner or contractor the headache of a rejected chimney/vent inspection report.

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

Pipe Insulation in Existing Buildings

So, do we need to insulate hot-water piping in existing buildings? The answer is… maybe.

Let's break it down. According to the Rehabilitation Subcode, in Uniform Construction Code (UCC) Subchapter 6, it may or may not have to be installed as follows;

For Renovations, N.J.A.C. 5:23-6.5, and Alterations, N.J.A.C. 5:23-6.6, we utilize Materials and Methods, N.J.A.C. 5:23-6.8, which exempts 2021 International Residential Code Section N1103.5.2/International Energy Conservation Code Section R403.5.2 where pipe insulation is required for hot water piping.

Now, let's look at Reconstruction, N.J.A.C. 5:23-6.7, which also cites Materials and Methods and exempts pipe insulation for all, other than N.J.A.C. 5:23-6.7(h), where it cites New Building Elements, N.J.A.C. 5:23-6.9, where pipe insulation may be required.

Now let's look at where pipe insulation may be required under New Building Elements, N.J.A.C. 5:23-6.9;

Obviously, a new addition would require pipe insulation, but an existing building would not. As per N.J.A.C. 5:23-6.9(e)4, newly installed systems that include piping carrying fluids shall meet Sections R403.4 and R403.5 (N1103.4 and N1103.5) of the residential energy code or Sections 6.4.4.1.3 or 7.4.3 of the commercial energy code and Section 1204 of the mechanical subcode, as applicable.

This does not apply to a new bathroom, kitchen, or any other fixture that uses hot water, added to an existing system, even if all of the piping in the home is being replaced as part of a renovation or reconstruction project. Now, if the piping in the home is being replaced, as well as the water service to at least the curb, then pipe insulation would have to be installed, as there would be a "newly installed system" as per N.J.A.C. 5:23-6.9(e)4. Otherwise, pipe insulation is not required. As much as I agree that replacing the home's piping would provide an opportunity to insulate all hot water lines, and that would improve energy efficiency, we have no path to require it.

Source: Anthony Menafro
Code Assistance Unit
(60) 984-7609

Code Assistance FAQ

Below is a list of frequently asked questions that the Code Assistance Unit receives that do not warrant a full article. This was a complete collaboration of all disciplines of the unit. The following is a list of the currently adopted codes and the abbreviations used throughout this article: The Uniform Construction Code (N.J.A.C 5:23); 2021 International Building Code (IBC); 2021 International Residential Code (IRC); 2021 National Standard Plumbing Code (NSPC); 2020 National Electrical Code (NFPA 70) (NEC); and the ICC A117.1-2017, Accessible and Usable Buildings and Facilities (A117.1).

Administrative:

Q1: What type of license is required to perform building work on a commercial building in New Jersey?
A1: In NJ, there are no credentials required to perform building work for a commercial building. However, per N.J.A.C. 5:23-2.15(b)12, a municipal license, certification, or registration may be required by municipal ordinance.

Q2: If during the grace period of the model codes, a partial permit application for footings and foundation is submitted, would the entire project have the ability to use the code in force immediately prior to the operative date of the subcode revision?
A2. Yes. Due to the grace period being an extension of the previous code in force, a partial permit application for footings and foundations submitted during the grace period would allow the project to remain under those provisions.

Q3. How does a local enforcing agency handle a change of architect in the middle of a project?
A3. The original architect must sign off with a letter for the plans and agree to allow the new architect to use the plans. In addition, a letter from the new architect must state that they are now taking responsibility for the plans. Then, a permit update shall be filed with the new architect, who shall serve as the design professional. If the new architect is unreachable or refuses, the permit shall be closed, and a new permit shall be applied for.

Q4. Does a podium building constructed in accordance with Section 510.2 of the IBC constitute as separate buildings for the purposes of enforcing agency classification under N.J.A.C. 5:23-4.3A?
A4. No. N.J.A.C. 5:23-4.3A(d) clearly states “areas are per floor and stories/height are above grade.” However, a true vertical firewall built in accordance with Section 706 of the IBC does create separate buildings.

Barrier Free:

Q1: Does installing new EV charging stations in an existing parking lot under the Rehabilitation Subcode trigger the accessible EV charging rules in the IBC Section 1107.2?
A1: No. Subchapter 6 (Rehabilitation Subcode) of the UCC, N.J.A.C. 5:23, does not provide a link to Section 1107.2 (Electric Vehicle Charging Stations) of the 2021 IBC for the installation of EVSE as new equipment within an existing parking area. For more information regarding the DCA Model Statewide Municipal EV Ordinance, follow this link: https://nj.gov/dca/dlps/home/modelEVordinance.shtml

Q2: Do government-owned buildings always need an elevator, no matter the size?
A2: Yes. Buildings of two or more stories that are owned and occupied by a public entity (like a town hall) must have a vertical accessible route between floors, regardless of square footage. (Section 1104.4.1.1)

Q3: Where do accessible parking spaces that are not EV charging stations have to be located?
A3: On the shortest accessible route to the nearest accessible entrance. If a building has several accessible entrances, the accessible spaces get spread out and placed near each one. (Section 1106.7)

(Continued on next page)

(Code Assistance FAQ)

Q4: In a building required to comply with Chapter 11 of the IBC, are thermostats required to be within the reach ranges of Section 308 of ICC A117.1-2017?
A4: It depends. If the thermostats are intended for use only by service or maintenance personnel, that would meet Exception 1 of Section 1110.15 of the IBC, therefore exempt from the reach range requirements. If the thermostats are intended to be controlled by the occupants, then yes, the reach ranges of Section 308 would apply.

Q5: Can a licensed master plumber disconnect and reconnect the electrical portion of an electrical water heater replacement?
A5: No, electrical licensing law prohibits licensed master plumbers from disconnecting and reconnecting the electric on an electric water heater.

Building:
Q1: Does the elevator shaft in a single-family dwelling need to be fire-rated?
A1: No. There are no Ch 7/IBC requirements in the IRC. An elevator in a single-family dwelling is no different from an open stairway connecting the floors of the home.

Q2: Can a habitable attic be applied above a third story of a Group R-5?
A2: The story limitation for an Group R-5 is a hard stop at three stories, and any habitable space above would then be classified as a Group R-3. Habitable attics only apply above a two-story home.

Q3: Are rake overhangs and eaves to be included in the calculation for building area?
A3: No. Per the definition of “Area, Building” in the 2021 IBC, it states, “The area within the surrounding exterior walls exclusive of vents shafts and courts.” Since the area of a building is to be measured from the inside surface of the exterior wall, the rake overhangs and eaves are not included in the calculation since they’re outside of this boundary. This also applies to the IRC, because where terms are not defined in this code, such terms shall have the meanings ascribed in other code publications of the International Code Council per Section R201.3.

Q4: If it is discovered during the final inspection that a window located in a hazardous area is not provided with the required safety glazing, is it acceptable to apply a window film to the existing glass in lieu of replacing it with safety glazing?
A4: Ideally, glazing would meet the human impact loads, but in this case, an alternative would be acceptable. Per N.J.A.C. 5:23-3.7, film materials that meet the impact test at CPSC 16 CFR 1201 would be permitted.

Electrical:
Q1: Is an electrical contractor required to file a permit for the required annual pool inspection?
A1: Although a permit is NOT required to schedule an annual inspection of a public pool, it may be used to expedite the process. Anyone associated with the management of the pool is permitted to sign a permit for this process. It does not require a raised seal. For more information, follow this link: https://www.nj.gov/dca/codes/publications/pdf_ccc/CCC_Fall_2023.pdf to an article titled, ”Periodic Inspections Under the Uniform Construction Code – 2023 Update” starting on page 3.

Q2: In a renovation or alteration project, when a “new” island is installed in a kitchen of a single-family dwelling, is it required to have a minimum number of receptacle outlets?
A2: A "new" kitchen island is not considered a “new building element” and is not subject to the requirements of Article 210.52 of the NEC.

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(Code Assistance FAQ)

Q3: Is a trench inspection required for work when it is deemed to be Minor Work in accordance with N.J.A.C. 5:23-2.17A?
A3: No, Minor Work only requires an inspection of "what is visible at the time of said inspection," and nothing in the regulations requires a trench to be left open. Code compliance of a trench and its wiring method falls entirely with the permit applicant.

Q4: On September 1, 2026, will the GFCI requirement be enforceable for outdoor dwelling unit HVAC equipment?
A4: This type of work is considered minor work per N.J.A.C. 5:23-2.17A. Provided written or verbal notification is given by the end of the business day on August 31, and a permit is received within 5 days of that notice, applicants are eligible to utilize Exception #2 to Article 210.8(F). After that 5-day window closes, Article 210.8(F) becomes fully enforceable, no exceptions.

Energy:
Q1: Is insulation required for hot water piping serving a new bathroom in an existing one- or two-family dwelling?
A1: No. Since there is no direct link to Section N1103.5.2 (R403.5.2) of the IRC, pipe insulation is not required when extending an existing plumbing system to serve a new bathroom, unless the new bathroom is located within an addition to the existing structure.

Q2: When a new conditioned space is introduced into an R-5 building in an alteration project, does that area now have to meet the new R-values in Table N1102.1.3 (R402.1.3) of the IRC?
A2: Since this is a rehabilitation project, Section 5:23-6.6(e)18i is the starting point. This section permits the insulation to fill only the framing cavity being installed. A code official cannot require an applicant to fur-out walls beyond the scope of the proposed work. The objective is to ensure that no thermal bridges are created.

Q3: In an existing commercial space undergoing alteration or reconstruction that exceeds 3,000 square feet, is a vestibule required to be installed where one did not previously exist?
A3: No. There is no link within N.J.A.C. 5:23-6, the Rehabilitation Subcode, to Section 5.4.3.3 of ASHRAE 90.1-2019. However, if a space already contains a vestibule, one must maintain it or meet this section of the ASHRAE in another fashion.

Q4: For a new Group R-5 building utilizing the Total Building Performance path under Section N1105 (R405), is the blower door test required to comply with the 3.0 air changes per hour limit in Section N1102.4.1.3 (R402.4.1.3) of the IRC?
A4: No. Note that Table N1105.2 (R405.2) lists only Section N1102.4.1.2 (R402.4.1.2), which requires 5.0 air changes per hour.

Fire:
Q1: Are wireless smoke alarms permitted to be installed to comply with the requirements found in the 2021 IRC at R314?
A1: Smoke alarms are permitted to be interconnected wirelessly, but are still required to be "hardwired" to the primary power from the building wiring.

Q2: Is the setback at the roof ridge for solar energy system installations, as found in the 2021 IRC at Section R324.6.2, required to be clear of all obstructions on new and existing dwellings?

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(Code Assistance FAQ)

A2: Yes. For new construction of an R-5, the 2021 IRC specifically calls for a "clear setback" on both sides of the horizontal ridge. Alternatively, pathways at Section R324.6.1 are allowed to have minimal obstructions. The same applies to existing R-5 dwellings, as the "Materials and Methods" section of the rehabilitation subcode, at N.J.A.C. 5:23-6.8(h)1xii, requires compliance with Section R324 for newly installed and completely replaced solar energy systems.

Q3: Does creating an attached covered porch/patio without walls to a Group R-3 or R-5 dwelling constitute an addition for purposes of installing smoke alarms as found at N.J.A.C. 5:23-6.32(f)?
A3: Yes. An addition means an increase in the footprint area of a building, the height of the highest roof surface, or the number of stories of a building. As N.J.A.C. 5:23-6.3 states, "any term not defined herein which is defined in any of the other subcodes of the Uniform Construction Code shall have the meaning as defined in that subcode." The 2021 IBC definition of "Building Area" includes areas of the building not provided with surrounding walls that are located within the horizontal projection of the roof or floor above. As such, an increase in the footprint area of a building would apply to the addition of an attached covered porch or patio not surrounded by walls to R-3 and R-5 dwellings.

Plumbing:

Q1: Does a new medical office Group B occupancy within an existing building require a sink in each exam room?
A1: Per the 2021 NSPC NJ Edition 7.21.5e, hand-washing facilities shall be provided in each examination room in a doctor's office or medical office. There are no exceptions listed.

Q2: Does the tub trim and tub diverter need to be sealed with caulk?
A2: Yes, as stated in Sections 7.105e and 7.3.8 of the 2021 NSPC, they shall be caulked or watertight.

Q3: Is the discharge of groundwater from sump pumps into the sanitary sewer prohibited?
A3: Yes, per the definition of stormwater, groundwater is included, which is prohibited by Section 13.1.2 of the 2021 NSPC.

Source: Code Assistance Unit
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