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BULLETIN 94-4

(Supersedes Bulletins 79-5 and 83-6)

Issued: September 1994 Code Ref. Update: February 2007
Subject: Partial Plan Filing and Approval
Reference: N.J.A.C. 5:23-2.15(f)4i(3); N.J.A.C. 5:23-2.16(g)

These provisions in the Uniform Construction Code (UCC) are included to enable an owner to apply for a partial construction permit and start construction before a complete set of drawings is available. A partial permit may involve foundation work, or may include the building shell if the structure is constructed for speculative purposes and the tenant's requirements are not immediately known. A partial permit may include one or more of the following:

Footings and Foundations	Plumbing
Underslab Utilities	Mechanical
Structural Framework	Electrical
Exterior Building	Fire Protection
Interior Building	Elevator

This permitting method is particularly suitable for the "fast-tracking" style of construction in which early portions of a project are being built while further project aspects are still under design.

The applicant must understand that this partial permit option is taken at his or her own risk [N.J.A.C. 5:23-2.16(g)]. There is no guarantee that the work done under this permit will not have to be revised in the future to comply with the UCC if the conditions of the original permit change during the course of the project prior to obtaining a Certificate of Occupancy.

For example, if a partial permit is issued for a warehouse (Group S-2) and during the course of construction a tenant is found who intends to use the building as a discount store (Group M), then various changes will have to be made regarding exiting, fire suppression, fire detection, etc. Some of the requirements of Group M may necessitate changes to work already installed under the partial construction permit.

The burden of conformance rests upon the applicant. All requirements of the final (use) group must be met.

Each partial permit conveys authority to proceed only with the work covered by that permit. Additional work requires an amendment of the application, with all required documentation. This process may be repeated as many times as necessary through the life of the project. It will, of course, be necessary to pay the fee for the next stage of work when the amended application is submitted.

A construction official cannot deny an applicant a partial permit if correctly and completely applied for, and if all prior approvals as defined in N.J.A.C. 5:23-1.4 have been met.