

Construction Code Communicator



State of New Jersey
Chris Christie, Governor
Kim Guadagno, Lt. Governor

Department of Community Affairs
Richard E. Constable III, Commissioner

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Base Flood Elevations: ABFEs, Preliminary, etc.

There are two sets of regulations governing the elevation of structures in designated flood zones: the State's Flood Hazard Area Control Act rules, N.J.A.C. 7:13, and the National Flood Insurance Program (NFIP) rules. As discussed below, these two sets of regulations may now be relying on different maps.

As some of you may recall, with the emergency adoption of changes to the Department of Environmental Protection's (DEP) Flood Hazard Control regulations, FEMA's advisory base flood elevations (ABFE) plus freeboard became the height for new construction and substantially damaged/improved buildings to meet. To refresh your memory, please feel free to visit the adoption at:

<http://www.nj.gov/dep/docs/20130124flood-hazard-emergency-rule.pdf>

As stated in the proposal/adoption, the amendments were enacted "to enable the use of the **best available flood elevation data** to determine the flood hazard area design flood elevation for a given site, including FEMA's recently released advisory flood maps for New Jersey's coast." I bring this to your attention as the ABFE's may not be the best available data now. Most of the Jersey

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The Definition of a Basement: UCC, DEP and FEMA/NFIP

As we all know, when applying rules and regulations, one must apply the definitions associated with those rules separately. So please note, the definition of a basement per the Uniform Construction Code (UCC) is not same as the definition in the Department of Environmental Protection (DEP) or the Federal Emergency Management Agency (FEMA) and National Flood Insurance Program (NFIP) rules.

The UCC defines the term basement for one- and two-family detached dwellings through the referenced edition of the International Residential Code. However, the term basement in the DEP and FEMA/NFIP regulations is not used in the same way we as code officials use it. Why do I mention this? It's because, regardless of what the UCC says, through the prior approval process, the term "basement" is applied as that term is defined in these other rules.

FEMA/NFIP: A newly constructed or substantially improved (SI) home must have the lowest floor (including basements) elevated to or above the BFE. The NFIP regulations define a basement as "**any area of the building having its floor subgrade (below ground level) on all sides.**" If a local

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coast now has "preliminary work maps" which supersede ABFE mapping, as the ultimate goal is to get to finalized maps. For additional information on the applicability of preliminary work maps, please visit FEMA's website at:

http://www.region2coastal.com/faqs/work_map_faq.

Therefore, if preliminary work maps are available, they are required to be used, plus freeboard, for State flood hazard area permitting. However, as a minimum under the NFIP, municipalities are required by FEMA to regulate to the currently effective Flood Insurance Rate Map (FIRM) or a higher regulatory standard. Therefore, in communities that have adopted either the ABFE maps or the Preliminary Work Maps, if those elevations are lower or zones are less restrictive than the currently effective FIRM map, then local ordinances regulating to the effective map are still required.

This could be an issue with some municipalities and their adopted FIRM, as the effective FIRM is the official map that shows Special Flood Hazard Areas (SFHA) and the risk premium zones that are applicable to a community. These effective map risk zones indicated on FIRMs provide a basis for establishing flood insurance coverage premium rates offered through the NFIP. The preliminary work maps give an indication of the basis for future flood insurance premiums. Building to a higher standard will help to mitigate for future flood risk and future flood insurance premium rates.

Even with the ongoing challenges to the preliminary work maps, in areas where the preliminary work maps indicate a higher flood elevation or more restrictive flood zone, the best available data need to be used, regardless of the local adopted ordinance, so that building owners are rebuilding to the proper heights and allowing municipalities to continue to participate in the NFIP.

If you have further questions about proper elevation levels, please contact the State of NJ NFIP Coordinators Office at DEP (609) 292-2296. If you have questions regarding construction in the flood hazard areas, please contact the Code Assistance Unit at (609) 984-7609.

Source: Rob Austin
Code Assistance Unit



New One- or Two-Family Dwellings Installing NFPA 13D or P2904 Instead of NFPA 13R Sprinkler Systems

This article provides guidance on allowing the construction of three-story International Residential Code (IRC) structures with the use of a National Fire Protection Association (NFPA) 13D or IRC Section P2904 fire sprinkler system. It has become clear that these systems, which are designed specifically for use in one- or two-family dwellings, should be allowed to be used in new construction and in rebuilds. That the Uniform Construction Code (UCC) does not currently provide for their use is the result of amendments made to the International Residential Code (IRC)/2000 when it was adopted in 2003. An explanation of the technical reasoning follows.

To build a new dwelling or rebuild a demolished one- or two-family dwelling, the One-and Two-Family Dwelling Subcode of the Uniform Construction Code (UCC) needs to be followed. Currently, new homes of Type VB construction are limited to two stories, a maximum height of 35 feet and 4,800 square feet in floor area. (Type VB construction is wood frame without a fire resistance rating). In some cases, people rebuilding two story homes are required to elevate their homes to a height greater than 35 feet. In these instances, Type VB construction cannot be used unless a fire sprinkler system is installed. These homes are currently required to have a NFPA 13R fire sprinkler system installed or to be built of Type VA construction. (Type VA construction requires a one hour fire resistance rating on all load-bearing walls and floor/ceiling assemblies). *NOTE: This article addresses new construction and rebuilds. For elevating existing houses to greater than 35 ft., see Bulletin 13-1A.*

In 2003, when the Department proposed the adoption of the IRC/2000 with amendments, the unamended IRC/2000 allowed three story unlimited area dwellings without sprinkler protection. There were valid concerns about fire fighter safety in such a large dwelling. The Department agreed with these concerns and modified the proposal to maintain the suppression requirements of the Building Officials and Code Administrators (BOCA) National Building Code/1996. For Type VB construction, the thresholds of 4,800 sq. ft. in area and not more than two stories, 35 feet in height were retained; for Type VA construction, 10,200 sq. ft. in area and not more than three stories, 40 feet in height were retained. In addition, to address the concerns of the fire service, the height increase section of the BOCA National Building Code/1996 was also retained. The height of a building could be increased one story, up to three stories or 55 feet, when a National Fire Protection Association (NFPA) 13 or 13R system was installed.

Basements

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floodplain administrator determines that work constitutes SI of any building that has a basement, the building must be brought into compliance, which includes eliminating the below-grade area if that area constitutes a basement as defined in the NFIP regulations.

Measures to eliminate basements below the BFE will, in part, depend on the basement and surrounding ground elevations. Below are examples of measures that can be taken to meet the requirement:

- Fill in below-grade areas. This option is effective only if the elevation of the floor above the below-grade area is at or above the BFE. Compliance is achieved by filling in the below-grade area and converting the remaining space to a compliant enclosure.
- Convert walkout basements to compliant enclosures. Section 6.3.1 describes how a walkout basement can be modified to become a compliant enclosure (A zone only).

(The info above comes from Section 6.3.3, Basements, of FEMA P758 which can be viewed at:

http://www.fema.gov/media-library-data/20130726-1734-25045-3528/p758_ch6_r2.pdf.)

DEP: If the existing home is not substantially damaged and the owner chooses to elevate the home, please note that basements are not permitted under the DEP flood hazard area rules. **A basement is an enclosed area having a floor that lies below ground on all sides.** When elevating a building, the owner must fill in the basement so that its floor at a minimum matches the ground on at least one side. However, a building can have a crawl space or other enclosure beneath the lowest floor, provided it is useable solely for building access, storage and/or parking, and provided the enclosure is constructed in compliance with N.J.A.C. 7:13-11.5(n), (o) and (p).

(The info above comes from item #29 of a Frequently Asked Questions document posted on the DEP's website -- If I elevate my building, can I keep my basement?, which can be viewed at:

<http://www.nj.gov/dep/landuse/SandyFAQ.html>)

Additional information related to the above is available in FEMA's "Foundation Requirements and Recommendations for Elevated Homes," which may be viewed through the link below:

http://www.fema.gov/media-library-data/20130726-1916-25045-1195/fema_tarc_factsheet_open_foundation_final_508.pdf.

In short, homes that are newly constructed, substantially improved or those that are being elevated cannot have a basement, but can have an enclosure (which may be called a crawl space as there are no height requirements for this

See Basements -continued at right

Basements

continued from left

space) under the first floor of living space provided this enclosure has a floor matching the grade outside and is used solely for building access, storage and/or parking.

Source: Rob Austin
Code Assistance Unit

13D or P2904

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It has become clear that requiring the installation of a NFPA 13 or 13R system, rather than allowing the installation of a NFPA13D or IRC P2904 system, means that extra components are provided that do not result in an extra benefit for the evacuation of the occupants. The Department believes that the requirement to install NFPA 13 or 13R systems, with the associated higher costs, may actually discourage the installation of residential sprinkler systems.

The NFPA 13R and the 13D/P2904 systems essentially provide the same level of life safety protection for the occupants and they also provide some property protection for the building. None of the combustible concealed spaces are required to be protected unless they contain fuel-fired equipment, then only the area above the equipment needs sprinkler protection. While sprinklers are not required in garages of a dwelling with a NFPA 13D system, they are required with the use of a NFPA 13R system. However, the same residential-style sprinkler heads that were used inside the dwelling can be used in the garage. In Phoenix, Arizona and Prince Georges County, Maryland, the effectiveness of the installation of NFPA 13D systems in the protection of life and property has been demonstrated for over 20 years: There have been no deaths in those jurisdictions from accidental fires in dwellings with 13D systems installed, and, in many cases, the sprinklers extinguished the fires before the fire department arrived.

See 13D or P2904 - page 5



Construction Reporter: September 2013 Highlights

- \$936.6 million of construction was authorized in September based on building permits issued by 544 of New Jersey's 565 municipalities.
- New homes and home repair totaled \$506.0 million. This was 54 percent of all authorized construction.
- Office, retail, and other nonresidential work accounted for \$430.6 million (46 percent).
- Jersey City had the most work in September. Over one-third of the \$23.6 million of authorized construction was for an alteration of an existing warehouse.
- Robbinsville (Mercer County) had \$17.9 million of work. An addition to a public elementary school accounted for \$14.5 million.
- North Brunswick in Middlesex County reported \$17.4 million; the largest permit was for a Costco that will generate 152,000 square feet of new retail space.
- State buildings accounted for \$62.2 million of construction in September. The largest permit authorized was for \$47.7 million of construction for a new business school at Montclair State University. The new building will have total floor area of 144,000 square feet.

Year to Date

- With nine months of building permits, several things can be said about New Jersey's construction industry in 2013.
- The dollar amount of work should be significantly higher in 2013 than in previous years. Between January and September, municipalities issued building permits with an estimated dollar amount of work at \$9.784 billion. This is \$1.456 billion more than the same time last year, an increase of 17.5 percent. The last year with more activity was 2008.
- New houses play a key role in the construction industry's strong performance. The number of new dwellings authorized between January and September 2013 was 14,123. This is 2,954 more than the same time last year, an increase of 26.4 percent. The last year with more new housing was 2007.
- Jersey City continues to build more new houses than any other locality. Between January and September, the City's construction office issued building permits for 1,150 new dwellings. Since 2001, no other municipality has built more.

Major Construction Indicators, New Jersey: Nine-Month Comparison				
Period	Estimated Cost of Construction	Authorized Housing Units	Authorized Office Space (square feet)	Authorized Retail Space (square feet)
Jan – Sept 2013	\$9,783,747,987	14,123	3,892,759	1,628,143
Jan – Sept 2012	8,328,001,736	11,169	5,592,167	1,767,287
Jan – Sept 2011	8,262,435,231	8,304	4,145,208	1,296,264
Jan – Sept 2010	7,213,619,571	8,602	3,798,816	1,635,869
Jan – Sept 2009	7,180,090,779	7,750	3,023,110	1,833,320
Jan – Sept 2008	11,083,588,256	13,048	5,983,442	4,978,343
Jan – Sept 2007	11,195,090,903	19,219	6,670,238	3,238,879
Jan – Sept 2006	11,882,033,473	24,842	8,777,597	4,527,828
Jan – Sept 2005	11,366,934,642	28,887	8,563,380	5,380,197
Jan – Sept 2004	10,128,167,925	28,703	8,280,276	4,086,071
Jan – Sept 2003	8,513,886,239	25,405	7,200,118	4,379,191

The following is a list of differences between a NFPA 13 or 13R and a 13D/P2904 system:

	NFPA 13 and NFPA 13D	NFPA 13D/P2904
1	Fire Department Connection (FDC)	No FDC
2	Separate Water Supply Connection	Allowance for a Combined Plumbing and Sprinkler Water Supply
3	Four Sprinkler Head Design	Two Head Design
4	30 Minute Water Supply	10 Minute Water Supply
5	Monitored	No Monitoring

NOTE: Installers of fire sprinklers need Division of Fire Safety certification.

The unamended IRC/2009 requires the installation of a NFPA 13D or P2904 fire sprinkler system in a one- or two-family dwelling that is limited to three stories in height and may be unlimited in area. Under the current One- and Two-Family Dwelling Subcode of the UCC, the construction of a new dwelling or increase the height of an existing Type VB dwelling beyond 35 feet, requires the installation of a monitored NFPA 13 or 13R system. Since, with the adoption of both the IRC/2006 and IRC/2009, the UCC retained the sprinkler system requirements of the BOCA National Building Code/1996 and did not include scoping for the use of the NFPA 13D/IRC P2904, many new dwellings are not being built with fire sprinkler systems. It is possible that the higher cost of the NFPA 13R system may be discouraging people from installing sprinkler systems; in fact, many of these newly constructed or rebuilt homes are moving to Type VA construction despite the higher level of life safety provided by the sprinkler system

The Department recommends granting a variation to allow the construction of dwellings in accordance with the unamended IRC/2009; the Department recommends that a NFPA 13D or IRC/P2904 sprinkler system be allowed in a one- or two-family dwelling that is limited to a maximum height of three stories and may be unlimited in area.

If you have any questions, please contact me at (609) 984-7609.

Source: Michael E. Whalen
Code Assistance Unit

Use of NFPA 14 Manual Wet Fire Standpipes

This article provides guidance on allowing the installation of an NFPA 14, Class I, manual wet standpipe system in a building when either a NFPA 13, (Installation of Sprinkler Systems), or 13R, (Installation of Sprinkler Systems in Residential Occupancies up to and Including Four Stories in Height), sprinkler system is installed. Currently, through modifications that were made in the

See Standpipes -continued at right

International Building Code (IBC)/2000, Section 905, (Standpipe Systems), requirements were adopted for the residual water pressure required at the topmost outlet when a Class I standpipe is allowed to be installed. This happened when the requirements for automatic water supplies from the Building Officials and Code Administrators (BOCA) National Building Code/1996 were adopted as part of the IBC/2000. Section 905.2.2.1, (Automatic Water Supply), requires an automatic water supply to the standpipe that complies with Section 905.2.1, (Piping Design), when the building is not equipped with a NFPA 13 fire sprinkler system. A 65 psi residual pressure is required at the topmost outlet while flowing the required gpm for the specific occupancy, ranging from 750 gpm to 1250 gpm. Only buildings with NFPA 13 fire sprinkler systems installed are exempt from the 65 psi residual requirement due to the modification made in the IBC/2000. This modification has been brought forward in the adoptions of the IBC/2006 and the IBC/2009.

IBC, Section 905.3.1, (Building Height), requires a Class III system to be installed when a building has a floor located 30 feet or more above or below the level of fire department vehicle access. When NFPA 13 or 13R fire sprinkler systems are installed, a Class I fire standpipe system can be installed. When a Class I system is installed, there are no requirements for fire hose to be installed; only 2½ inch hose valves for the fire department to use are required.

The unamended IBC has a requirement to install standpipe systems in accordance with IBC Section 905, (Standpipe Systems), and NFPA 14. The currently referenced NFPA 14, 2007 edition, defines six different types of standpipes at Section 3.3.12, (Standpipe Systems). Section 3.3.15.1, (Class I System) defines Class I standpipes as providing 2 ½ inch valves for fire department use. Section 5.4.1.1 allows a Class I standpipe to be any one of the five listed in Section 5.2. Section 5.2.5 manual wet standpipes are very similar to our current requirement in Section 905.2.1 that only applies to NFPA 13 systems. Manual wet standpipes are required to have the water pressure available only for the sprinkler system and are not required to supply the gpm demand of the standpipe. Simply put, once the fire department arrives, they can tie into the fire department connection and supply the standpipe with the required pressure to meet the demand of the hose they will be bringing to connect to the 2½ inch hose valves.

As such, the Department recommends the granting of variations to allow the use of NFPA 14 Class I manual wet standpipes when a building is equipped with a NFPA 13R fire sprinkler system.

Source: Mike Whalen
Code Assistance Unit

Highlights

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Major Construction Indicators, New Jersey: Nine-Month Comparison				
Period	Estimated Cost of Construction	Authorized Housing Units	Authorized Office Space (square feet)	Authorized Retail Space (square feet)
Jan – Sept 2013	8,999,773,233	25,351	7,727,817	6,286,676
Jan – Sept 2012	9,342,508,663	25,419	15,411,962	5,382,939
Jan – Sept 2011	7,903,432,878	26,486	9,917,532	3,838,654
Jan – Sept 2010	7,914,223,933	27,654	9,297,792	5,115,191
Jan – Sept 1998	6,678,258,864	24,609	8,647,701	5,745,808
<i>difference between 2012 and 2013</i>				
2012 – 2013	\$1,455,746,251	2,954	-1,699,408	-139,144
Percent Change	17.5%	26.4%	-30.4%	-7.9%
<i>difference between 2011 and 2012</i>				
2011 – 2012	\$65,566,505	2,865	1,446,959	471,023
Percent Change	0.8%	34.5%	34.9%	36.3%
<i>difference between 2010 and 2011</i>				
2010 – 2011	1,048,815,660	-298	346,392	-339,605
Percent Change	14.5%	-3.5%	9.1%	-20.8%
Source: N.J. Department of Community Affairs, 11/7/13				

- Not every sector of the building industry showed signs of recovery. Office and retail development in 2013 is down. Nearly 3.9 million square feet of new office space was authorized between January and September 2013. This is 30.4 percent less than last year at this time. Newark accounted for 748,000 square feet of all new office space authorized between January and September 2013. Almost all of this is for the new headquarters for Prudential Insurance, which broke ground in February.
- Just over 1.6 million square feet of new retail space was authorized between January and September 2013. This is 7.9 percent below last year at this time.
- Super Storm Sandy had severe and measureable effects on New Jersey’s construction industry, especially for homebuilders and remodelers.
- The storm’s early impact was disruptive. Some of the sharpest drops in monthly building activity in recent years came in November 2012, the first month immediately after the storm.
- Sharp increases in home repairs and housing demolitions didn’t begin to appear until 2013.

Housing Demolitions, January – September 2005-13: New Jersey and Ocean and Monmouth County				
Period	New Jersey	Ocean County	Monmouth County	Ocean & Monmouth as % of NJ
Jan – Sep 2013	5,382	2,544	631	59.0%
Jan – Sep 2012	2,278	279	244	23.0%
Jan – Sep 2011	2,118	290	228	24.5%
Jan – Sep 2010	3,216	312	238	17.1%
Jan – Sep 2009	1,995	245	171	20.9%
Jan – Sep 2008	3,441	428	300	21.2%
Jan – Sep 2007	3,528	362	283	18.3%
Jan – Sep 2006	4,758	468	339	17.0%
Jan – Sep 2005	4,882	501	301	16.4%
Source: N.J. Department of Community Affairs, 11/7/13				

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- 5,382 housing demolitions were authorized between January and September 2013. This was 3,104 more than this time last year, an *increase of more than one and one-third (136.3 percent)*.
- Ocean County had 2,544 authorized demolitions, 47.3 percent of the total for the entire State. Toms River in Ocean County had 900 authorized demolitions, 16.7 of New Jersey's total.
- 57.9 percent of all the authorized house demolitions between January and September 2013 were in twenty municipalities. Eleven of them were in Ocean County. Five more were in Monmouth or Atlantic Counties.
- Nine counties were designated disaster areas: Atlantic; Bergen; Cape May; Essex; Hudson; Middlesex; Monmouth; Ocean; and Union. The dollar amount of construction for home additions and alterations in "Sandy" counties was \$1.88 billion between January and September 2013. For the same time in 2012, it was \$1.44 billion. Home repairs grew by 30.3 percent in these nine counties.

Housing Units Demolished, Top Municipalities, January-September 2013						
Municipality	County	Total	1&2 family	Multifamily	Mixed use	
Toms River Township	Ocean	900	892	5	3	
Stafford Township	Ocean	356	317	0	39	
Little Egg Harbor Twp.	Ocean	242	242	0	0	
Ocean City	Cape May	194	172	22	0	
Brick Township	Ocean	190	190	0	0	
Union Beach Borough	Monmouth	185	185	0	0	
Long Beach Township	Ocean	167	167	0	0	
Lavallette Borough	Ocean	107	107	0	0	
Camden City	Camden	100	100	0	0	
Manasquan Borough	Monmouth	83	83	0	0	
Berkeley Township	Ocean	79	79	0	0	
Jersey City	Hudson	74	60	14	0	
Mantoloking Borough	Ocean	69	69	0	0	
Point Pleasant Beach	Ocean	65	65	0	0	
Lakewood Township	Ocean	64	64	0	0	
Wayne Township	Passaic	55	55	0	0	
Margate City	Atlantic	48	48	0	0	
Brigantine City	Atlantic	47	47	0	0	
Lacey Township	Ocean	47	47	0	0	
Rumson Borough	Monmouth	46	46	0	0	
Top Municipalities		3,118	3,035	41	42	
New Jersey		5,382	5,138	156	88	
Top as a % of State		57.9%	59.1%	26.3%	47.7%	

N.J. Department of Community Affairs, 11/7/13

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Welcome Dave Greenhill 

Welcome

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The Code Assistance Unit has a new electrical subcode official. Dave Greenhill joined us recently and is responsible for all things electrical. He is also responsible for solar and wind power matters.

the State, Dave worked on the new MetLife Stadium, and he worked in several municipalities for Superstorm Sandy recovery.

Dave joins us after many years as a union electrician. Additionally, he has worked as an electrical inspector at the local level. While an electrical subcode official for

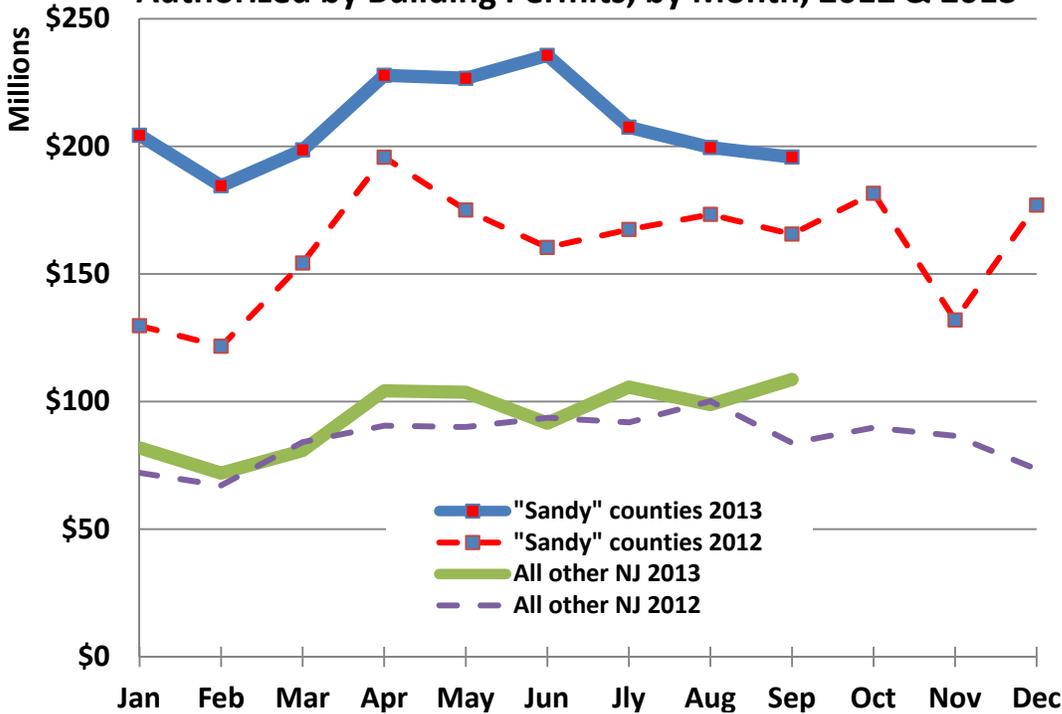
Feel free to reach out to Dave with any of your electrical questions.

Source: John N. Terry
Code Assistance Unit

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Dollar Amount of Residential Additions & Alterations Authorized by Building Permits, by Month, 2012 & 2013



- For the rest of New Jersey, home renovations also grew between 2012 and 2013, but only by 9.5 percent.

New House Prices

- It got more expensive to buy a new house according to third quarter data provided by the new home warranty companies that do business in New Jersey.
- Most new, for-sale houses built in the State must have a new home warranty. The exceptions are rental units and those dwellings where the homeowners acted as their own general contractor.
- 1,811 new houses were built and began enrollment in a new home warranty program in July, August, or September 2013. Half of them cost more than \$407,794. This median sales price was 1.4 percent more than the median price for the second quarter of 2013.
- The counties with the highest priced new houses were Morris, Somerset, Bergen, and Hudson.

New House Prices, by Quarter			
Period	Number of New Houses	Median Sale Price	% Change in Price
3 rd Quarter 2013(p)	1,811	\$407,794	1.4
2 nd Quarter 2013(p)	1,781	402,000	1.8
1 st Quarter 2013(p)	1,277	395,000	2.6
4 th Quarter 2012	1,746	384,845	-3.7
3 rd Quarter 2012	1,899	399,699	-6.4
2 nd Quarter 2012	2,089	427,000	10.9
1 st Quarter 2012	1,431	385,000	0.1
4 th Quarter 2011	1,718	384,500	-3.7
3 rd Quarter 2011	1,765	399,100	-0.5

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New House Prices, by Quarter			
Period	Number of New Houses	Median Sale Price	% Change in Price
2 nd Quarter 2011	1,955	400,972	7.7
1 st Quarter 2011	1,401	372,350	-2.9
4 th Quarter 2010	1,976	383,642	-2.9
3 rd Quarter 2010	2,105	395,000	3.8
2 nd Quarter 2010	2,811	380,360	0.5
1 st Quarter 2010	1,820	378,442	8.5
4 th Quarter 2009	2,476	348,721	-6.0
3 rd Quarter 2009	2,494	370,873	-3.0
2 nd Quarter 2009	2,375	382,382	3.6
1 st Quarter 2009	1,816	369,150	-2.9
4 th Quarter 2008	2,760	380,000	-6.2
3 rd Quarter 2008	3,204	405,000	-14.7
2 nd Quarter 2008	4,240	475,000	25.0
1 st Quarter 2008	2,760	380,000	-7.3
4 th Quarter 2007	4,155	410,000	

Note: 2013 quarterly figures are preliminary.
 Source: N.J. Department of Community Affairs, 11/7/13

New House Prices, by Year					
Period	Number of New Houses	Median Sale Price	Change in Sale Price	Median Sale Price in Adjusted 1996 \$	Change in Adjusted Sale Price
2012	7,165	\$399,900	2.5%	\$273,284	0.5%
2011	6,839	390,000	1.3%	272,034	-1.8%
2010	8,712	384,899	4.4%	276,950	2.8%
2009	9,161	368,512	-13.3%	269,508	-13.0%
2008	13,841	425,000	0.1%	309,715	-3.6%
2007	18,397	424,570	2.6%	321,281	-0.2%
2006	22,697	413,825	9.2%	322,069	5.8%
2005	24,571	378,992	8.3%	304,474	4.8%
2004	23,844	349,900	13.9%	290,626	11.0%
2003	22,226	307,168	11.8%	261,927	9.3%
2002	23,647	274,705	8.3%	239,584	6.6%
2001	23,372	253,670	9.5%	224,736	6.4%
2000	25,058	231,728	3.2%	211,139	-0.1%
1999	24,479	224,496	6.9%	211,425	4.6%
1998	23,884	209,980	10.5%	202,122	8.8%
1997	21,640	190,000	3.7%	185,738	1.3%
1996	20,903	183,300		183,300	

N.J. Department of Community Affairs, 5/7/13

These highlights are from the September issue of the New Jersey Construction Reporter, an on-line publication from the New Jersey Department of Community Affairs. Data from monthly building permits and certificates are available at <http://www.nj.gov/dca/divisions/codes/reporter>.

Heating, Ventilating, Air Conditioning and Refrigeration (HVACR) Contractors License Update

This article is an update on the HVACR license. On December 20, 2007, legislation was signed into law establishing a new State Board of Examiners of Heating, Ventilating, Air Conditioning and Refrigeration (HVACR) Contractors and requiring licensure to work in New Jersey as a Master HVACR contractor.

The law includes a "grandfathering" provision, N.J.S.A. 45:16A-26, authorizing the Board to issue a Master HVACR license based on experience without examination for a limited time.

A six-month "Grandfathering" period, during which individuals currently practicing as HVACR contractors may obtain licensure without meeting education or examination requirements, will begin to run on the effective date of regulations adopted by the State HVACR Contractors Board. The regulations prescribe the application procedure and application fee.

The adoption date was April 15, 2013 with an effective date of October 15, 2013. In the July 1, 2013 *New Jersey Register* (NJR), the effective date was extended from October 15, 2013 to January 1, 2014. This extension was to allow the Board the time necessary to develop its licensing examination prior to implementing the license.

In the December 16 issue of the *New Jersey Register*, the Board published a Notice extending the operative date to March 1, 2014. The deadline for those wishing to apply under the "grandfathering" provision has been extended to September 1, 2014. The applications will be required to be filed online. According to the HVACR Board website, applications will not be accepted until the operative date, March 1.

Further information concerning licensure of HVACR contractors, including the application process, will be posted on the Board website at: www.nj.gov/lps/ca/HVACR/ as it becomes available.

Should you have any questions, you may contact me at (609) 984-7609.

Source: Thomas C. Pitcherello
Code Assistance Unit

Should I purchase the 2012 Codes?

This is a recurring question being asked of the Code Assistance Unit. Simply put, no. At this point, the Division has yet to be authorized to propose the 2012 Code package. If and when we get authorization to propose, you will have plenty of time to purchase the documents you need. We will keep you all updated on the status of the code adoption over the next few months. In the meantime, be patient and continue to use your 2009's.

Source: John N. Terry
Code Assistance Unit



Residential Health Care Facilities: Plan Review by Department

This article is to inform you that the article that appeared in the Summer/Fall 2005 edition of the *Construction Code Communicator*, entitled "Plan Review Authority for Residential Health Care Facilities," is hereby rescinded.

Plans for residential health care facilities must be submitted to the Department's Bureau of Construction Project Review. The regulations under which these facilities are licensed, N.J.A.C. 5:27A, reflect this requirement for State review of the plans. More importantly, the licensing regulations contain physical facility requirements which must be met.

Bulletin 98-3 is being updated to reflect the need for State review of these plans the fact that these are no longer licensed by the Department of Health notwithstanding.

Please direct any questions to the Code Assistance Unit at (609) 984-7609.

Source: John N. Terry
Manager, Code Assistance Unit

Lowest Floor Level in Flood-resistant Construction

(reprint from Volume 21 Number 1, Spring/Summer 2009 with updated references)

Question: How does R300 of the International Residential Code/2009 (IRC/2009) apply to the lowest floor level of a home to be constructed in a flood zone that has vehicle parking only on the first level, two levels of living space above and a habitable attic above that?

Background: Section R322.1.5 of the IRC/2009 states that the lowest floor is the floor of the lowest enclosed area, including basement, but excluding any unfinished flood-resistant enclosure that is usable solely for vehicle parking, building access, or limited storage.

Answer: If the 1st level is truly an unfinished flood-resistant enclosure that is usable solely for vehicle parking, building access, or limited storage, then, as per Section R322.1.5 of the IRC/2009, that level does not count as a story. Therefore, Section R300 may still be used to design this residence. Remember that

See Lowest Floor Level -continued at right

Lowest Floor Level

continued from left

when the design is VB construction without a sprinkler system, the height limitation of 35 feet of Section R300 still applies. However, if a higher height were desired, 40 feet is allowable by using VA construction (Section R300.3) or 55 feet can be obtained by using VB construction in conjunction with a sprinkler system (Section R300.1).

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

Source: Rob Austin
Code Assistance Unit



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