

UNIFORM CONSTRUCTION CODE ADVISORY BOARD
Minutes of Meeting, December 11, 2020 @ 9:30am
(held electronically via MS Teams)

Attendance

Board Members

John Scialla (Vice Chair)
Doug Boydston
Kathy Herity
Henry Kelly
Art Londensky
Greg Moten
Bob Mellohusky
Tony Neibert
Steve Rodzinak
Valerie Waricka

Members absent: Beth Pochtar (Chair), Andy Cattano, Mark Caputo, Michael Seeve

DCA staff

Edward Smith, Director, Division of Codes and Standards
Robert Austin
Marie Daniels
John Delesandro
Keith Makai
Adam Matthews
Erin Mifka
Thomas Pitcherello
Dan Tober
Chrystene Wyluda

Mr. Robert Austin called the meeting to order at 9:30 a.m. Roll call was performed.

A. Approval of Minutes of the Code Advisory Board Meeting June 12, 2020

Mr. Art Londensky made a motion, which was seconded by Mr. Tony Neibert, to approve the minutes without change. The motion carried unanimously.

B. Subcode Committee Reports

Electrical Subcode Committee: Mr. Tony Neibert reported that the committee met twice to discuss old business items. The minutes have been included with the materials for this meeting, and there are no action items to report.

Elevator Subcode Committee: Mr. Doug Boydston reported that the committee met once virtually to discuss an issue with a certificate of inspection. No action items resulted from the meeting, and Mr. Boydston confirmed he would provide a brief summary of the meeting.

C. Old Business

CAB MINUTES
December 11, 2020

1. Draft Rule: Update to Reconstruction Sections of the Rehabilitation Subcode for R Uses, N.J.A.C. 5:23-6.26 and 6.27. *This item was referred to the Electrical Subcode Committee.*

Mr. Tony Neibert provided background for this dilemma. The largest issue is that buyers purchase old housing to gut it, which is classified as a reconstruction. In this event, approximately 95 percent of electrical contractors bring the homes up to the most recent edition of the code, but it is currently not required to do so, and code officials cannot compel contractors to make these updates. This draft rule would allow code officials the ability to enforce the most recent edition of the code in reconstruction by requiring compliance with everything included in Sections 210.70 and 210.52 of the electrical subcode. This change makes sense because reconstruction projects already entail a larger cost than other rehabilitation projects, so updating the receptacles and switches at this time is practical without being a burdensome and unnecessary cost. This change also eliminates the safety issues associated with using extension cords throughout the home.

Mr. Art Londensky agreed with Mr. Neibert's description of the issue and the language of the draft rule.

Mr. Gregory Moten asked if certain projects would be covered, specifically a scenario where a warehouse is converted into an R-2 residential use. Mr. Robert Austin explained that because a change of use of that nature would constitute a reconstruction, it would be covered. *Mr. Steve Rodzinak made a motion, which was seconded by Mr. Art Londensky, to approve the draft rule. The motion carried unanimously.*

2. Draft Rule: Countertop Extensions, Receptacles – Rehabilitation Subcode, N.J.A.C. 5:23-6.8. *This item was referred to the Electrical Subcode Committee.*

Mr. Robert Austin explained that based on the action to move the above item, this draft rule would not be needed; it would be covered by the changes described above.

Mr. Tony Neibert made a motion, which was seconded by Mr. Art Londensky, to deny the draft rule based on item C.1. The motion carried unanimously.

D. New Business

1. Bulletin 99-1 Update

Mr. Tony Neibert explained that this relates to the annual inspection of pools. The current wording of the Bulletin is being used to have owners remove perfectly good materials and replace items with new, code-compliant items. The Bulletin would thus be amended to state that unless an item is deteriorating, it can remain in place.

Mr. Steve Rodzinak made a motion, which was seconded by Mr. John Scialla, to approve the updated Bulletin. The motion carried unanimously.

2. Form F120, Electrical Subcode Technical Section Update

Mr. Tony Neibert explained that the Electrical Subcode Technical Section would be updated to match all other forms at the signature line for the contractor exempt applicant to remove the reference to Landscape Irrigation Contractors. This line is not included on any other form. One Board member noted that the electrical subcode official in his municipality wanted the change, and another agreed that it was unnecessary, since Landscape Irrigation Contractors mostly do plumbing work, and the Plumbing Subcode Technical Section does not include them on the form.

CAB MINUTES
December 11, 2020

Mr. Robert Austin reminded the Board that municipalities should utilize the forms they currently have printed until they run out.

Mr. Art Londensky made a motion, which was seconded by Mr. Tony Neibert, to approve the update. The motion carried unanimously.

E. Information

1. CAB Tentative Meeting Dates for 2021: Tentative meeting dates for 2021 were provided as follows: Feb 12; Apr 9; Jun 11; Aug 13; Oct 8; Dec 10
2. The Code Advisory Board Log was provided electronically.
3. The List of Pending Legislation was provided electronically.

Mr. Steve Rodzinak informed the board that Plumbing Subcode Committee member Charles Johnson has passed away, and another member has retired. He confirmed that he will be looking to fill these two open positions.

F. Public Comments

There were no public comments.

G. Adjourn

With no need for an executive session, the meeting was adjourned at 10:15 a.m.