

CAB Minutes
December 12, 2014

UNIFORM CONSTRUCTION CODE ADVISORY BOARD
Minutes of Meeting, December 12, 2014

Location
101 South Broad Street
Trenton, New Jersey 08625

Attendance

Board Members

Beth Pochtar, Chair
John Scialla, Vice Chair
Mark Caputo
John Fritzen
George Hrin
Henry Kelly for Leonard Sendelsky
Jason Kliwinski
Arthur Londensky
Gregory Moten
Alexander Tucciarone
Alan Wilkins

DCA Staff

Edward M. Smith, Director, Division of Codes and Standards
Emily Templeton, Code Development Unit
John Terry, Code Assistance Unit
Richard Greenberg for David Uhaze, Bureau of Construction Project Review
Robert Austin, Code Assistance Unit
Paulina Caploon, Bureau of Code Services
Dave Greenhill, Code Assistance Unit
Marcel Iglesias, Code Assistance Unit
Tom Pitcherello, Code Assistance Unit
Michael Whalen, Code Assistance Unit

Guests

Ron Kissel, West Windsor Township
Thomas LaMonico, New Jersey Electrical Contractor
Bob Longo, Cornerstone Architectural Group
Thomas Polino, West Windsor Township, Plumbing Subcode Official
Joe Valeri, West Windsor Township, Construction Official

Ms. Beth Pochtar, Chair of the Uniform Construction Code Advisory Board (CAB), called the meeting to order at 9:35 a.m.

In advance of the Call to Order, Chair, Beth Pochtar called for a moment of silence in honor of the recent death of Leonard Sendelsky, charter member of the Code Advisory Board, and representative of New Jersey's residential builders. Following the moment of silence, a

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resolution was read; all Board members present signed. The resolution will be sent to Mr. Sendelsky's family.

A. Approval of Minutes of the Code Advisory Board Meeting of September 23, 2014

Mr. Alex Tucciarone made a motion, which was seconded by Mr. Arthur Londensky, to approve the minutes without change. The motion carried unanimously.

B. Subcode Committee Reports

Barrier Free Subcode Committee: In the absence of Mr. John DelColle, Chair, Ms. Emily Templeton reported that the Barrier Free Subcode Committee did not meet.

Building Subcode Committee: Mr. John Scialla, Chair, reported that the Building Subcode Committee held an electronic meeting on one agenda item.

Electrical Subcode Committee: Mr. Alan Wilkins, Chair, reported that the Electrical Subcode Committee met on November 18, 2014; agenda items were discussed.

Elevator Subcode Committee: Mr. George Hrin, Chair, reported that the Elevator Subcode Committee met on October 21, 2014; agenda items were discussed.

Fire Protection Subcode Committee: Mr. Arthur Londensky, Chair, reported that the Fire Protection Subcode Committee did not meet.

Mechanical/Energy Subcodes Committee: Mr. John Fritzen, Chair, reported that the Mechanical/Energy Subcodes did not meet.

Plumbing Subcode Committee: Mr. Alex Tucciarone, Chair, reported that the Plumbing Subcode Committee did not meet.

C. Old Business

1. Draft Rule: Elevator Subcode (N.J.A.C. 5:23-12.1(e))

Mr. John Terry framed the draft rule for discussion as follows. The current list of devices that are exempt from the Elevator Safety Subcode is not consistent with the terminology used in ASME A17.1, the referenced standard containing the technical requirements for elevators. This draft rule proposal would provide accurate use of terminology in the Uniform Construction Code and exempt new conveying devices from the Elevator Safety Code.

Ms. Paulina Caploon reported that the Elevator Subcode Committee had discussed this draft rule and approved the rule as drafted with no recommended changes.

Mr. Alex Tucciarone made a motion, which was seconded by Mr. Arthur Londensky, to approve the draft rule without change. The motion carried unanimously.

2. Draft Rule: Home Elevation (N.J.A.C. 5:23-2.15, 2.18 and 3.21 and Proposed New Rule at N.J.A.C. 5:23-2.37)

Mr. John Terry framed the draft rule for discussion as follows. On August 15, 2014, P.L. 2014, c. 34 was enacted. This statute calls for the Division of Consumer Affairs, in the Department of Law and Public Safety to adopt rules for the registration of home elevation contractors. The

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Department of Community Affairs is charged with the adoption of rules governing the methods, procedures and other requirements that must be followed in performing home elevations. The following is a summary of the adopted special amendments and new rule and concurrent proposal to amend the State's Uniform Construction Code to establish standards for the elevation of existing buildings.

N.J.A.C. 5:23-2.15 is amended to require that a permit application to elevate an existing home include the registration number of the home elevation contractor.

N.J.A.C. 5:23-2.18 is amended to state that a pile certification, prepared by a licensed professional engineer, takes the place of an inspection for pile foundations. The amendments include a description of what the certification must include and a requirement that the certification be based on the engineer's personal observations.

A new rule, N.J.A.C. 5:23-2.37, contains the technical requirements for elevation, including addressing utility service connections, methods and equipment required, and protection of adjoining property.

N.J.A.C. 5:23-3.21 is amended to require the use of American Society of Civil Engineers (ASCE) Standard 24 for the construction of one- or two-family homes on piles. Currently, the use of ASCE 24 is required for buildings other than one- or two-family homes and is listed as an alternative in the one- and two-family dwelling subcode. Because ASCE 24 is recognized as the industry standard for construction on piles, it is being adopted, and concurrently proposed, herein. Alternate designs that do not conform to ASCE 24 may still be used through application for and granting of a variation. It should be noted that, because this is an amendment to an adopted subcode of the Uniform Construction Code, the six month grace period provided at N.J.A.C 5:23-1.6 will apply.

Mr. John Scialla, Chair, reported that the Building Subcode Committee had discussed the rule and recommended approval without change. Mr. Alexander Tucciarone commented that this rule is in effect and is working. In Old Bridge, one resident applied for a construction permit to elevate his home and attested that he would dig the piles himself. This rule provides clear standards for the code enforcement office to apply.

Mr. Alex Tucciarone made a motion, which was seconded by Mr. John Scialla, to approve the draft rule without change. The motion carried unanimously.

D. New Business

1. Draft Bulletin 15-1: Informational Notes-National Electrical Code (NEC)/2014

This draft bulletin was framed by Mr. Dave Greenhill for discussion as follows. This draft contains an updated listing of codes and standards that are "adopted by reference, that apply to the related section(s) of the 2014 NEC, and that may be cited as a requirement (or a violation) of the Uniform Construction Code.

Draft Bulletin 15-1 was referred to the Electrical Subcode Committee for review and discussion.

2. Draft Rule: Standardized Forms Update (N.J.A.C. 5:23-4.5(b)2)

This draft rule was framed for discussion by Mr. Rob Austin as follows. The first certification form is for home elevation contractors in accordance with P.L. 2014, c. 34 and the concurrent rule amendments that were adopted on October 1, 2014. When preparing the home elevation contractor certification, it was discovered that certification for homeowners doing their own lead abatement (per N.J.A.C. 5:23-2.15(b)4) had not been formalized by inclusion in the list of

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standardized forms. Because these forms stem from F100, Construction Permit Application, this proposal categorizes them as “F101” with a designation of “HECC” and “LEAD”, respectively. Because F101 is already being used for the Consent to Undertake Proposed Work, it would become F101-CUPW.

Mr. Alex Tucciarone made a motion, which was seconded by Mr. Arthur Londensky, to approve the draft rule without change. The motion carried unanimously.

3. Draft Rule Proposal: Fees for Elevator Devices in Private Residences (N.J.A.C. 5:23-12.12)

Ms. Paulina Caploon framed the issue for discussion as follows. This draft rule would amend the fees for the inspection and witnessing of tests on devices installed under permits in structures of Group R-3, R-4, or R-5 and otherwise exempt devices in structures of Group R-2. The draft rule would benefit the owners by bringing the fees charged for dumbwaiters, stairway chairlifts, inclined and vertical wheelchair lifts in line with the fees charged for the same devices when installed in structures other than Group R-3, R-4, or R-5 and otherwise exempt devices in structures of Group R-2.

This draft rule was referred to the Elevator Safety Subcode Committee for review and discussion.

4. Draft Rule Proposal: Prior Approvals (N.J.A.C. 5:23-2.15)

Mr. John Terry framed the draft rule for discussion as follows. The Uniform Construction Code contains a provision that plan review is to go forward notwithstanding the fact that prior approvals may not be in place as long as the application is otherwise complete. (See N.J.A.C. 5:23-2.15(f)4.ii.(1)) When this amendment was adopted, a commenter correctly pointed out that the rule still requires a statement that all required prior approvals are in place. The draft rule would add a cross reference to the provision allowing plan review to proceed.

Mr. Greg Moten made a motion, which was seconded by Mr. Alexander Tucciarone, to approve the draft rule without change. The motion carried unanimously

5. Draft Rule Proposal: Retaining Walls (N.J.A.C. 5:23-2.14)

Mr. John Terry framed the draft rule for discussion as follows. The department has become aware that the requirement for a permit for retaining walls, contained at N.J.A.C. 5:23-2.14(g), does not include an exemption for retaining walls that are under the purview of the county or of the State Department of Transportation. This draft rule amendment would exempt such walls from the UCC permit requirement.

Mr. John Scialla made a motion, which was seconded by Mr. Greg Moten, to approve the draft rule without change. The motion carried unanimously

6. Draft Rule Proposal: National Standard Plumbing Code/2015 (N.J.A.C. 5:23-3.15)

The draft rule to adopt the National Standard Plumbing Code (NSPC)/2015 was referred to the Building, Elevator, Mechanical/Energy, and Plumbing Subcodes Committees.

E. Information

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1. Code Advisory Board Meeting Dates 2015: The meeting dates for 2015 were included in the meeting packets.
2. CAB Log: The updated Code Advisory Board activity log was included in the meeting packets.
3. List of Pending Legislation: A list of pending legislation on issues that impact construction and the Uniform Construction Code was included in the meeting packet.

F. Public Comments

There were no comments from the public at this time.

G. Adjourn

The public portion of the meeting was adjourned at 10:00 a.m.

H. Executive Session

The meeting reconvened in Executive Session at 10:10 a.m. and concluded at 10:25 a.m. at which time the meeting was adjourned.