

Construction Code Communicator



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

Department of Community Affairs
Charles A. Richman, Acting Commissioner

Volume 27, Number 1

Spring 2015

How Do I Calculate The Permit Fee For An Elevated Structure?

With the number of permits being issued for elevated structures increasing, there have been numerous questions on how to calculate the volume of these structures for fee purposes. NJAC 5:23-2.28, entitled Volume Computation, provides the answer.











At (b)2, the volume of a space below a structure without a basement/cellar is calculated from the floor assembly of the first story above grade to the bottom of the footing divided by five. This distance is not to exceed 2 ½ feet below the top of the floor assembly. Because the “bottom of the footing” is the base of the pile, the calculation will most likely exceed the maximum of 2 ½ feet below the top of the floor assembly. Once the area of the space below the structure is determined (using the 2 ½ feet maximum), this area is then added to the structure’s volume for the fee calculation.

But, how does this apply to existing homes that are being elevated? Realizing that the elevation of an existing home is technically an addition (due to the increase in height), this is one of the few instances where we MUST use the cost of construction to calculate the fee; the elevation does not contain volume. Only that which is regulated by the UCC should be included in the cost of construction, so, the actual cost of the house jacking and cribbing should not be included in the cost of construction. The piles are regulated by the UCC and therefore should be included in the cost of construction for the calculation of the fee.

If you have any questions, feel free to contact the Code Assistance Unit at 609-984-7609.

Source: John N. Terry
Manager, Code Assistance Unit

In This Issue

Are You Using the Right Pipe Dope/PTFE (Polytetrafluoroethylene) Tape? 	4	Minor Work and Building Drain/Sewer and Water Services 	5
Attention UCCARS I and II Users	3	Multiple Permits for Multiple Dwellings Mean Multiple Mistakes	7
Census Item Numbers	8	Openings in Wind-Borne Debris & Hurricane-Prone Regions 	4
Conflicting Requirements	2	Pile Certifications Required Per NJAC 5:23-2.18 	9
Foundation Drains Filter Membrane Material 	6	“Protection” of Oil Tanks 	3
Housing in Mixed-Use Buildings	7	The CEO’s Private Bathroom  	6
How Do I Calculate The Permit Fee For An Elevated Structure? 	1	The DCA/RU Education Program Joins ICC Preferred Provider Program	2
Instructor Update Course / Advanced Train-the-Trainer	2	When Are Emergency Responder Radio Coverage Systems Required? 	3
Licensing & Education Now Part of the Director’s Office	2		

Licensing & Education Now Part of the Director's Office

Licensing & Education is now part of the Director's Office. Our phone numbers and e-mail addresses remain the same, but our P.O. Box is now 802. As a reminder, Licensing can be reached at 609-984-7834 or codes.licensing@dca.nj.gov and Education can be reached at 609-984-7820 or education.unit@dca.nj.gov.

Source: John Delesandro
Division of Codes and Standards

The DCA/RU Education Program Joins ICC Preferred Provider Program

We are now an International Code Council (ICC) Preferred Provider of continuing education. Our continuing education programs are now a part of the ICC preferred provider program and, as such, courses completed to maintain your NJ Uniform Construction Code licenses will now fulfill the continuing education requirements necessary to maintain ICC certifications. More information on the ICC program can be found at their website: <http://ppp.iccsafe.org/>

Source: John Delesandro
Division of Codes and Standards

Instructor Update Course / Advanced Train-the-Trainer

The Licensing Unit is in the process of updating its approved instructors and periodically requires the instructors to take courses to refresh their knowledge. This refresher will focus on preparing instructors to use "hybrid training" as part of their course development and delivery.

Hybrid training is delivering a course that is (1) face to face in a traditional classroom setting and (2) supplements the educational experience with online training. The online component will replace some elements of the face-to-face training, freeing up more classroom time for the most important topics and reducing the number of hours students need to be physically present in a classroom.

The idea behind this new focus is to attract new potential inspectors and to make courses more widely available, even to students in more remote locations within the State. The training will be broken into three components. The first component is an introduction to our online training platform which will be 2.5 hours in length. The second component is a five-hour, face-to-face classroom training on hybrid course development and teaching techniques. The third and final component will give the instructors an opportunity to put online training into practice, which will also be a shortened 2.5 hour class. Instructors who are currently teaching or otherwise active in the pre-licensing programs at the county colleges will be required to complete all three components and will receive a total 1.0 administrative CEU's. All other approved instructors must complete the second component, the face to face classroom training, and will receive 0.5 administrative CEU's. Both groups must complete the training in order to maintain their approvals.

Source: John Delesandro
Division of Codes and Standards

Conflicting Requirements

Occasionally, there are conflicts between requirements contained in different documents. There is a relatively simple hierarchy for deciding which provision would govern. By operation of law, the provisions of a statute (the Uniform Construction Code Act) trump the provisions of an administrative rule (the Uniform Construction Code itself.) In theory, there should never be a conflict between a rule and the enabling statute, but were this to happen, the statute would govern. To continue down the hierarchy, the provisions of the rules, the Uniform Construction Code, trump the provisions of a model code adopted by reference in those rules. The provisions of a model code trump the provisions of a referenced standard. (For example, the provisions of the International Building Code would trump the provisions of a referenced NFPA standard.) And the provisions of a referenced standard trump the provisions of manufacturer's instructions.

When a conflict arises between two adopted model codes, the provisions of the model code that is the primary subcode for the subject in question would govern. For example, in a conflict between the building subcode and the electrical subcode, it is necessary to decide first whether this is primarily a building issue or primarily an electrical issue. The conflict would be resolved in favor of the provisions of the primary subcode.

Source: Amy Fenwick Frank
Division of Codes and Standards

When Are Emergency Responder Radio Coverage Systems Required?

Since the 2009 International Building Code (IBC) became effective on March 7, 2011, an emergency responder radio coverage system has been required for all new buildings. IBC/2009 Section 915.1 “**General**” requires these systems to be installed in all new buildings in accordance with the International Fire Code (IFC).

IFC/2009 Section 510.1 “Emergency responder radio coverage in buildings”

The IFC provides two exceptions to these requirements and they are as follows:

1. In lieu of a radio coverage system, the fire subcode official may allow a wired communication system that is installed in accordance with IBC/2009 Section 907.2.13.2.
2. The fire protection subcode official may also determine that the radio coverage system is not needed.

So a proposed wired system can be approved by the local fire protection subcode official; or when the building is small (under 50,000 square feet) or open enough that a radio system is not needed, it can be omitted.

The following is a list of what the fire protection subcode official should be requesting from the 2009 IFC:

Section 510.1 Emergency responder radio coverage in buildings basically requires the same level of coverage inside the building as the public safety communications system has for the exterior of the building.

Section 510.2 Radio signal strength considers the coverage to be acceptable when 95% of all areas of each floor has a signal strength of -95 dBm into the building from the public system and -100 dBm out of the building via the agency’s radio back to the public system.

Section 510.3 Emergency responder radio coverage in existing buildings allows a radio system to be installed in existing buildings that do not have an approved radio coverage system or when the existing wired system cannot be repaired or replaced.

At a minimum, the fire protection subcode official should be getting an application showing the above is going to be met for all emergency responder radio frequencies within the municipality. The public safety radio professional from the municipality should be consulted for frequencies and communication levels around town. There is no across-the-board exemption for these systems. However, smaller buildings (under 50,000 square feet) or buildings without basements should be okay without a radio coverage system.

Source: Michael Whalen
Code Assistance Unit

Attention UCCARS I and II Users

We will be phasing out the UCCARS I and II systems completely in the not too distant future. Therefore, it is **highly** recommended that your municipality switch to either PermitsNJ or another third party permitting software package as soon as possible. If your municipality wishes to switch from UCCARS I to PermitsNJ, we will convert your UCCARS I data provided that you get it to us by **June 30, 2015**.

If your municipality wishes to continue using the UCCARS I or II system until the absolute deadline, whenever that may be, please be aware that UCCARS will not function on the “**64-bit versions of Windows 7 or Windows 8**”. In order to keep the UCCARS system operational, the computer must be running a version of the Windows operating system that is “**32-bit**”. Please keep this in mind if your municipality has to purchase new computer equipment. Once the deadline passes, we will no longer accept monthly data, in any capacity, from the UCCARS I or UCCARS 2 systems.

If you have any questions about this article or about how to get your UCCARS I data to the DCA for conversion into PermitsNJ, please feel free to contact me at (609) 292-7899 or charles.pierson@dca.nj.gov.

Source: Charles Pierson Jr.
PermitsNJ / UCCARS Product Support
Division of Codes and Standards

“Protection” of Oil Tanks

What does “protection from the weather” mean in terms of an aboveground outside heating oil tank?

Section M2201.2.2 of the International Residential Code (IRC) states, “Tanks installed outside above ground shall be a minimum of 5 feet from an adjoining property line. **Such tanks shall be suitably protected from the weather and from physical damage.**”

(article continued on next page)

Looking to the IRC commentary, the intent of this section is that these tanks are to be protected, at a minimum, in a manner that usually consists of high-quality exterior grade paint.

If you have further questions, please contact the Code Assistance Unit at (609) 984-7609.

Source: Tom Pitcherello
Code Assistance Unit

Openings in Wind-Borne Debris & Hurricane-Prone Regions



Since the adoption of the International Building Code (IBC) and International Residential Code (IRC), the requirements for openings subject to wind-borne debris or hurricane-prone regions have been a bone of contention. Other than the same old news, there is some good news on the horizon with the upcoming adoption of the 2015 I-codes.

As the State has adopted the 2000, 2006 and currently is still using the 2009 editions of the IBC and IRC, brand **new buildings** constructed within one mile of the mean high water line of the Atlantic Ocean and having a wind speed of 110 miles per hour are required to have openings that are protected from wind-borne debris. Protection measures can be found at Section 1609.1.2 of the IBC/2009 and Section R301.2.1.2 of the IRC/2009.

In terms of **existing buildings**, the above referenced sections are NOT part of the Rehabilitation Subcode, as they are not listed as a material and method at NJAC 5:23-6.8(b) and (h), respectively. Therefore, the opening protection referenced above is not required for existing buildings. The only caveat to this is if the building was built to one of the referenced codes above and already had opening protection, then the protection would have to be maintained.

In the case of an addition in this location, we all know that NJAC 5:23-6.32(a) requires the addition to meet new code requirements. However, what should one do if the existing building never had opening protection? This is a good example of a time to utilize NJAC 5:23-2.9 through 2.13 and grant a variation for this addition not to meet the opening protection requirements since the existing building does not have these protection measures and this requirement is really one that is all or nothing; in this case, default to nothing.

Lastly, the GOOD NEWS...with the adoption of the 2015 codes upon us, the IBC/2015 and IRC/2015 have reevaluated these requirements (i.e. contour lines delineating zones have moved) and New Jersey is no longer subject to the opening protection requirements discussed above.

If you have further questions regarding this, please contact the Code Assistance Unit at (609) 984-7609.

Source: Rob Austin
Code Assistance Unit

Are You Using the Right Pipe Dope/PTFE (Polytetrafluoroethylene) Tape?



Pipe dope and PTFE tape (often called by its DuPont trade name "Teflon") are not appropriate for all applications. Whether the pipe dope or tape you are using is appropriate can depend on the pipe material being used, the substance that the pipe conveys (water, steam, Natural Gas, Liquefied petroleum Gas etc.), the temperature the pipe will be exposed to, whether the pipe is subject to vibration, and in some cases, the diameter of the pipe. There is no easy way to identify whether the pipe dope or tape is appropriate for the application because different manufacturers use different colors, names and containers to identify products that have similar performance characteristics. There is not a specific color of pipe dope or tape that is allowed for a given application though many use yellow to signify that a product is acceptable for Natural Gas applications. In some cases, the limitations of the pipe dope or tape can be pretty subtle. For example, pipe dope or tape that is allowed for Natural Gas may not be permitted for Liquefied Petroleum Gas and vice versa. Using the correct pipe dope or tape with Natural Gas and Liquefied Petroleum Gas is particularly critical.

To be sure that the appropriate pipe dope or tape is being used, always consult the container label and/or the manufacturer's literature.

Source: John Tomasone
Liquefied Petroleum Gas Safety and Education Board

Minor Work and Building Drain/Sewer and Water Services

The Department has received numerous calls from project applicants inquiring as to how long a trench for water service and/or building sewer repair/replacement must be left open for inspection. Some towns put these open trench inspections to the top of their daily inspections; however, some are requiring that these trenches remain open until the next available inspection date. The Department has been made aware of scenarios in which the next available date is extended from one to two weeks out. **This is unacceptable and a violation of the UCC.** As per NJAC 5:23-2.18(c)2, inspections must be performed within three business days of the time for which it was requested.

This work can be considered Ordinary Maintenance, provided the scope of work is the replacement of piping between two adjacent joints, or Minor Work. The below scenarios describe the work and the applicable inspection requirement.

Scenario 1

Water and/or sewer service to a building is leaking. Service company digs up the service, cuts the leaking section of pipe out and replaces it with a new piece. This is Ordinary Maintenance under NJAC 5:23-2.7(c)2iv.

NO permit is issued / NO inspection performed.

Scenario 2

Water and/or sewer service to a building is leaking. Service company digs up the service and replaces the entire service with a new service **of like capacity (i.e. same diameter). This is Emergency Work.** The applicant must notify the Local Enforcing agency (LEA) **“as soon thereafter as is practicable”** that the service was replaced and has 72 hours after this notification to apply for the permit as per NJAC 5:23-2.14(b)3. A Minor Work Permit should be issued as per NJAC 5:23-2.17A(c)2. The inspection must be performed within 30 days by the LEA and a Certificate of Approval is issued as per NJAC 5:23-2.17A(d)2.

Minor Work requires that the inspection be based upon what is visible at the time of said inspection. The connection to the utility and the connection to the existing piping is all that is inspected. If the connection to the existing piping is made on the interior of the building, then the penetration through the wall must be seen to ensure that both the interior and exterior sides of the wall are sealed properly. **The entire trench DOES NOT need to remain open.**

Scenario 3

Same as scenario 2 **however** the service is replaced with a new one of **DIFFERENT CAPACITY** (i.e. Change in diameter of the pipe either larger or smaller). This is **NOT** Minor Work, but **IS** Emergency Work. The work may be done and the permit applied for under NJAC 5:23-2.14(b)3. The inspection is to be performed within three business days as per NJAC 5:23-2.18(c)2.

Scenario 4

An addition is being constructed that includes fixtures that increase loads on the service and the service must be increased in size. The existing service is to be replaced with a new one of greater capacity. This is **NOT** Minor Work [except one- and two-family dwellings pursuant to NJAC 5:23-2.17A(c)1ii] nor is it Emergency Work. Before the service can be replaced, a permit must be applied for under NJAC 5:23-2.14(a). Inspections are performed as per NJAC 5:23-2.18(c)2.

These additional questions may arise from the above four scenarios:

How much pipe can be replaced under Ordinary Maintenance?

This distance will vary depending upon the material installed.

What if the leak is at a fitting between two other joints?

The leaking fitting should be considered as the “leak” and the distance should be based on the two adjacent joints on either side of the leak.

How should the contractor keep the areas open that need to be seen?

This is up to the contractor. They can use plates over the open holes, piping installed over the connections with a removable cap on top as a view port provided it is not Minor Work.

Source: William B. Schmidt & Thomas Pitcherello
Office of Regulatory Affairs & Code Assistance Unit

Foundation Drains Filter Membrane Material

A question has arisen about the filter membrane material required on top of the foundation drain. As per Section R406.4.2 of the International Residential Code/2009 and Section 1805.4.2 of the International Building Code/2009, a drain must be placed around the perimeter of a foundation that consists of gravel or crushed stone. The specific requirements are:

“A drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or the top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2 inches of gravel or crushed stone complying with Section R406.4 and shall be covered with not less than 6 inches of the same material.”

A foundation drain is always required, however a dedicated drainage systems is not required where the site is located in a well-drained gravel or sand/gravel mixture.

But what about the approved filter membrane material? The code requires that the top of the drain, top of joints or the top of perforations, be covered with an approved filter membrane material.

What this means is, the top of the gravel or crushed stones or joints or perforations must be covered with an approved filter membrane material to prevent the fine particles that may be contained in the surrounding soil from entering the drainage system and being carried away by water. The filter membrane allows the water to pass through the perimeter drain tile or perforated pipe without allowing, or at least greatly reducing, the possibility of fine soil material entering the drainage system. The fine particles, in time, could possibly cause the undermining of the footing and settlement of the foundation wall.

If you have any questions on this, please direct your calls to me at (609) 984-7609.

Source: Marcel Iglesias
Code Assistance Unit

The CEO's Private Bathroom

Reviewing a set of plans that includes a private bathroom accessed only from the office of the CEO? Well, don't let them bully you and say they don't want an accessible bathroom with grab bars, etc! Just remind them, as per NJAC 5:23-7.12(a), all toilet and bathing facilities must be accessible in accordance with the ICC/ANSI A117.1-2003.

Now, not all is lost for the CEO though. He/she does get to have it his/her way, to a point. Yes, the bathroom must be accessible BUT there are exceptions built into Chapter 6, Plumbing Elements and Facilities, to customize the executive washroom. These exceptions are as follows:

- * Section 603.2.3, Door Swing [Clearance], exception 1;
- * Section 604.3.2, Overlap [Clearance], exception (as amended by NJAC 5:23-7.2(b)10);
- * Section 604.4, [Toilet] Height, exception;
- * Section 604.5, [Toilet] Grab Bars, exception 1;
- * Section 606.2, [Lavatory] Clear Floor Space, exception 2;
- * Section 606.3, [Lavatory] Height, exception;
- * Section 607.4, [Bathtub] Grab Bars, exception 1
- * Section 608.3, [Shower Compartment] Grab Bars, exception 1; and
- * Section 608.4, [Shower Compartment] Seats, exception 1.

So, in short, the CEO's private bathroom has to be accessible with the exceptions provided above.

Note: Upon adoption of the 2015 I-codes, the references from NJAC 5:23-7 above will be built into Chapter 11 of the IBC/2015, which in turn, will update the references to the 2009 edition of the ICC/ANSI A117.1.

If you have further questions, please contact the Code Assistance Unit at (609) 984-7609.

Source: Rob Austin
Code Assistance Unit

Multiple Permits for Multiple Dwellings Mean Multiple Mistakes

Jane and Joe are construction official and technical assistant for a town with a new multifamily development. It has three buildings, each with 24 dwellings. They should issue three permits for the development, one for each building. Each permit should show 24 dwellings gained. For apartments, record 24 rental units. For condominiums, report 24 for-sale units. Three buildings. Three permits, each shows 24 dwellings.

What Jane and Joe did instead was to issue 72 building permits, one for each dwelling. They calculated all of the important building features on a per-dwelling basis. They divided the estimated construction cost, floor area, volume, and fees for each building by the number of dwellings. On each permit, however, they entered 24 units. They did this 72 times, reporting 1,728 new dwellings, when they meant 72. Silly mistake, right? Sure, but that is not the point of the story.

Jane and Joe do something many others do. They issue separate building permits for each dwelling in a multifamily building. Why?

There are several good reasons. One is to better track the construction process, which has become more complex. In the 1990s, over 80 percent of new housing was single-family, detached units. These were easy to monitor. Today, nearly half of all new dwellings are attached to other units. Housing is harder to track. Separate permits help keep tabs on what needs to be done, when, and where.

Another reason is homeowners, banks, mortgage providers, and warranty companies need these records. Fire walls and other construction practices allow for the dwellings in multifamily buildings to be completed and occupied at different times, over months, even years. Many need to know when dwellings are completed.

While these are valid reasons, they don't change what should happen. Joe and Jane should have issued three permits, one for each building. Each of these permits should have reported a gain of 24 dwellings. If they needed separate permits for each dwelling, they should view the multifamily building like a shopping mall. Issue a separate permit for the mall. Report features for the entire building. When it's time to fit out different shops within the shell, issue a separate permit for each store. These are alterations. Don't repeat information already reported for the shell.

For a multifamily building, issue one permit for the entire building. Report all important features of the building. This includes its estimated construction cost, floor area, volume, and the expected number of dwellings *for the entire building*. If you need a separate permit for each dwelling, and your reporting software can't do this, think of each unit as a shop in a mall. Issue separate alteration permits for them, but don't repeat information already on the primary permit. Report the number of dwellings expected for the entire building on the primary permit. When it's time for the first householder to move in, issue a certificate of occupancy (CO) or temporary CO for the entire shell.

If you have questions regarding this, please call (609) 292-7898 or email me at John.Lago@dca.nj.gov.

Source: John Lago
Division of Codes and Standards

Housing in Mixed-Use Buildings

A new house was easy to spot in the 1990s. Back then, most new houses were detached, single-family units. Now, nearly half are attached to other dwellings. Some are in buildings with office, retail, and other uses. Mixed-use buildings are a growing development trend. While they may make for better living, they raise special issues on how this information is reported.

Most construction officials and technical assistants know they must report new dwellings on building permits for mixed-use buildings. What they may not know, however, is the way they record this information matters. On permits for mixed-use buildings, construction officials and technical assistants are trained to report the primary use first. Secondary uses follow. Order matters, especially to the US Census Bureau. They only "see" the first building use entered on the permit. A permit for a new building with 25,000 square feet of retail space and three small apartments gets reported as an "M" use (for mercantile) and then an "R-2" use (multifamily housing). Because "M" is the primary use, the permit is tagged with a "999" item number. This tells the Census Bureau to ignore it, even though the building has new housing.

Your training still applies. For mixed-use buildings, enter the primary use first. Use your judgment. If housing is an equal or important part, enter the residential use first. This will bring the new housing to the attention of the Census Bureau.

If you have questions regarding this, please call (609) 292-7898 or email me at John.Lago@dca.nj.gov.

Source: John Lago
Division of Codes and Standards

Census Item Numbers

As technical assistants and construction officials, you know a lot gets entered on building permits. One important piece of information is Census Item Numbers. They are used by the US Census Bureau to track new housing on building permits. "Authorized housing" is an important economic indicator the federal agency reports each month.

What are the item numbers and how do they work? There are only five numbers to know. The most common is **999**. This is used for all the building permits the Census Bureau wants to ignore. These include any building permits for commercial buildings. It also is used for all permits on existing buildings, even if the authorized work creates new housing. You still must count and report the new units from conversions, additions, or other alterations. Just tag them with item number **999** to distinguish them from dwellings created from new construction permits.

For a new, single-family house, the correct item number is **101**. The number of dwellings gained is one. If the single-family house is attached to another unit, say a row-house, the correct item number is still 101. The Census Bureau used to have 102 for row houses, but this got too confusing. That item number is no longer used.

A new duplex is a **103**. The number of units gained is always two. One dwelling might be for sale, and the other for rent. Both can be either for sale or rent. Make your best guess if you don't know, but the sum must be two. If you enter two units for sale and another two for rent, you reported four dwellings. That is not a duplex.

Census item number **104** is for a new residential building with either three (3) or four (4) dwellings. They can be for sale or for rent or any combination of these two options, but the total must add up to three or four.

105 is the item number for a new, residential building with 5 or more dwellings. All permits for them should show at least five (5) housing units. Some building departments want to report individual dwellings in multifamily buildings separately. This is a dangerous practice, and a topic for a different article, titled "Multiple Permits for Multiple Dwellings Mean Multiple Mistakes." For now, when you issue a building permit for a new residential building, and it is expected to have five or more dwellings, use item number 105.

The table below summarizes Census Item Numbers.

Census Item Numbers		
Item #	Used when:	Number of dwellings
999	Used for all permits for office, retail, and other nonresidential buildings, as well as for all additions and alterations to any <i>existing</i> building, including those with residential uses. Use 999 even if the addition or alteration work creates new housing.	Usually zero, but report any new housing from alterations & additions.
101	A new single-family house; dwelling units gained is one. The dwelling can be detached or attached, for example, a townhouse.	Most of the time: 1; can be more for single-family attached housing.
103	A new duplex with two new dwellings	2
104	A new residential building with either three or four new dwellings.	3 or 4
105	A new residential building with five or more dwellings.	5 or more

If you have questions regarding this, please call (609) 292-7898 or email me at John.Lago@dca.nj.gov.

Source: John Lago
Division of Codes and Standards

The Construction Code Communicator is an online publication of the New Jersey Department of Community Affairs' Division of Codes and Standards. It is typically published four times a year.

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.

Pile Certifications Required Per NJAC 5:23-2.18

In accordance with P.L. 2014, c. 34, the Department of Community Affairs has adopted amendments and a new rule for the elevation of existing buildings. These amendments became effective on October 1, 2014 and one item of specific concern is the pile certification.

The rules state that “the certification shall include, but not be limited to, verification that the size, type, and location of the piles conforms to the released plans and that the piles are properly set to support the design loads. Such certification shall be based upon personal observations made by the design professional at the site.”

So, what is needed to comply? A pile log and certification. What does this consist of?

- **Pile Log** – These are recorded field observations of piles being driven. (See sample form below.) A separate form should be completed for each pile witnessed. Completing pile logs requires on-site field inspection by the licensed design professional or one of his/her employees. This is not unlike a special inspection.
- **Pile Certification** - This term must be used in the submittal. The pile certification must address the size, type and location (including spacing) of the piles.

Sharing these expectations with applicants may help to avoid delays later in the process. This information can be provided in the format the design professional prefers: letter, plan, details, etc. The design professional may even reference the original plans, but the certification must indicate that the design professional has verified (through field observation) that the piles are as specified on the plans. Remember, the Pile Certification must be submitted BEFORE the house is set or constructed on the piles.

SAMPLE FORM					
Pile Log					
Project:			Date:		
Contractor			Inspector:		
Building			Pile location:		
Pile		Type:		Size (Butt/Tip):	
Elevation Ground:		Pile Tip Elevation:		Cut off Elevation:	
Hammer/Make/Model					
Depth in ft.	Blows/ft.	comments	Depth in ft.	Blows/ft.	comments
1			16		
2			17		
3			18		
4			19		
5			20		
6			21		
7			22		
8			23		
9			24		
10			25		
11			26		
12			27		
13			28		
14			29		
15			30		

If you have further questions regarding this, please contact the Code Assistance Unit at (609) 984-7609.

Source: Lisa LaRue & Marcel Iglesias
 Division of Codes and Standards

New Jersey Department of Community Affairs
Division of Codes and Standards
101 South Broad Street
P.O. Box 802
Trenton, NJ 08625-0802

BULK RATE
US POSTAGE
PAID
PERMIT NO.
XXXXX

FIRST-CLASS MAIL

Mail to: 