



*"N.J.B.O.A.- 94 Years of Public Dedication and Professionalism"*

## **The Next General Membership Meeting Will Be Held**

February 15th 2023  
Meeting Starts 12 Noon  
Lunch Cost \$30.00 P/P  
Hosted by Union  
County Chapter  
"Stage House Tavern"  
1099 U.S. Highway 22  
Mountainside, NJ  
07092

[www.stagehousetavern.com/mountainside/c](http://www.stagehousetavern.com/mountainside/contact-mountain.html)

[ontact-](http://www.stagehousetavern.com/mountainside/contact-mountain.html)

[mountainside.html](http://www.stagehousetavern.com/mountainside/contact-mountain.html)

**(908) 731-0366**

Presentation: "Field Applied  
Intumescent & Fire Retardant  
Solutions"

Chris Birchfield

Global Fireproof Solutions,  
Inc.

Cell: 404-732-4214

Toll-Free: 877-751-0990

7067 Sampey Road,  
Groveland FL 34736

GlobalFire.us

NJBOA 2023 Hybrid Regular  
Monthly Meetings  
Please join my meeting from  
your computer, tablet or  
smartphone.

<https://meet.goto.com/796825845>

You can also dial in using your  
phone.

Access Code: 796-825-845

United States:

+1 (224) 501-3412

**Get the app now and be  
ready when your first  
meeting starts:**

<https://meet.goto.com/install>

All licensed Code Officials will  
receive one hour of CEU's for  
attending the monthly  
meetings. All online  
attendees will receive one  
hour of CEU's only after  
emailing Secretary Neil Byrne  
your name and license  
number during the  
meeting at [nbyrne@seaislecit](mailto:nbyrne@seaislecit.nj.us)  
[nbyrne@seaislecit](http://nbyrne@seaislecit.nj.us)

## **UCC Online**

The Department of Community  
Affairs has decided that the  
Uniform Construction Code,  
N.J.A.C. 5:23, will be an online  
publication only. Effective  
immediately, hard copy  
Uniform Construction Code  
books and subscription services  
for printed updates to the  
construction code are no longer  
available for purchase. We  
believe that this change in  
delivery of the construction  
code to a full online publication  
will serve all code users more  
effectively and efficiently.

On its website, the Division of  
Codes and Standards provides  
an online copy of the Uniform  
Construction Code by  
subchapter. The online text is  
updated regularly to ensure that  
all newly adopted rules are  
incorporated. In addition, an  
online version of the Uniform  
Construction Code (UCC) Act  
is available, and the Division  
posts rulemaking activity to  
provide code users with  
comprehensive information on  
proposals and notices of  
adoption that impact the  
construction code. All  
documents can be searched and  
printed.

To access the online copy of the  
UCC, UCC Act, rule proposals  
and notices of adoption from  
the Division of Codes and  
Standards' website, go  
to: <https://www.nj.gov/dca/divisions/codes/codreg/ucc.html>  
<https://www.nj.gov/dca/divisions/codes/codreg/rule-proposals-adoptions.html>

In addition, the New Jersey  
Office of Administrative Law  
and LexisNexis provide free  
online public access to the New  
Jersey Administrative Code.  
The public access site for the  
Administrative Code is updated  
semi-monthly. The Code can be  
browsed, searched, and printed.

To access the Uniform  
Construction Code from the free  
public site, go to:

<https://www.state.nj.us/oal/rules/accesssp/>. Select Title 5 (Community Affairs), Chapter 23 (Uniform Construction Code).

## **New Codes Adopted September 6, 2022**

**BUILDING SUBCODE** (*NJAC 5:23-3.14*)

[International Building Code/2021](#) (IBC w/ NJ edits from 3.14 coming soon)

\* [Corrected sections](#) (ICC errata)

[Other referenced I-Codes](#) (IFC/2021; ISPSC/2021; etc.)

[Other referenced ICC Standards](#) (ICC/ANSI A117.1-2017; ICC 300-2017; etc.)

**PLUMBING SUBCODE** (*NJAC 5:23-3.15*)

[National Standard Plumbing Code/2021](#) (NSPC w/ NJ edits from 3.15 coming soon)

**ELECTRICAL SUBCODE** (*NJAC 5:23-3.16*)

[National Electrical Code \(NFPA 70\)/2020](#)

*(link also provides access to all NFPA standards)*

\* [TIA 1 through 9](#)

**ENERGY SUBCODE** (*NJAC 5:23-3.18*)

[International Energy Conservation Code/2021](#) (*Low-Rise Residential*)

[ASHRAE 90.1-2019](#) (*Commercial & all other Residential*)

**MECHANICAL SUBCODE** (*NJAC 5:23-3.20*)

[International Mechanical Code/2021](#)

**ONE- AND TWO-FAMILY DWELLING SUBCODE** (*NJAC 5:23-3.21*)

[International Residential Code/2021](#) (IRC w/ NJ edits from 3.21 coming soon)

\* [Corrected sections](#) (ICC errata)

[Other referenced I-Codes](#) (ISPSC/2021; etc.)

**FUEL GAS SUBCODE** (*NJAC 5:23-3.22*)

[International Fuel Gas Code/2021](#)

**REHABILITATION SUBCODE** (*NJAC 5:23-6*)

[NJUCC, Subchapter 6](#)

**ELEVATOR SUBCODE** (*NJAC 5:23-12*)

[American Society of Mechanical Engineers](#) (ASME)

**To purchase, please contact:** International Codes & ICC/ANSI A117.1 --

[International Code Council](#) (888) 422-7233  
National Standard Plumbing Code -- [National Assoc. of Plumbing-Heating-Cooling Contractors](#)

(800) 652-7422  
or [director@nj-phcc.org](mailto:director@nj-phcc.org)  
National Electrical Code --

[National Fire Protection Assoc.](#) (617) 770-3000

ASHRAE Std. 90.1 -- [American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc.](#)

(800) 527-4723  
ASME -- [American Society of Mechanical Engineers](#) (800) 843-2763

If you can not get through to ICC contact the following:

Phil Anthony  
Digital Codes Sales Specialist  
Mobile: 516-824-8394  
Office: 888-422-7233  
Email: [panthony@iccsafe.org](mailto:panthony@iccsafe.org)

## **Expedited Inspections Bill signed by Governor**

ASSEMBLY COMMERCE AND ECONOMIC DEVELOPMENT COMMITTEE STATEMENT TO ASSEMBLY COMMITTEE SUBSTITUTE FOR ASSEMBLY, No. 573 STATE OF NEW JERSEY DATED: OCTOBER 20, 2022

The Assembly Commerce and Economic Development Committee reports favorably an Assembly Committee Substitute for Assembly Bill No. 573. This Assembly Committee Substitute would modify certain standards for inspection processes under the "State Uniform Construction Code Act." Under the bill, the owner, agent, or other responsible person in charge of work is required to notify an enforcing agency, in writing, when the work is ready for a required inspection under the Uniform Construction Code ("code"), at least 24 hours prior to the date and time the inspection is requested. The enforcing agency is then required to perform an inspection within three business days of the date for which the inspection is requested. The bill further specifies that the owner, agent, or other responsible person in charge of work may provide oral notice for inspections of minor work projects. The bill requires the owner, agent, or other responsible person in charge of work to be present and prepared at the time of any scheduled

inspection, and specifies that absence at the time of inspection is to be considered a failed inspection. The bill requires an enforcing agency to inform, in writing, the owner, agent, or other responsible person in charge of work if the enforcing agency is unable to meet the required timeframe. The enforcing agency and the owner, agent, or other responsible person in charge of work may agree to a date and time for a required inspection. The bill requires the enforcing agency to commit the agreed upon inspection date to writing and provide a copy of the written documentation to the owner, agent, or other responsible person in charge of work. The bill specifies that if the enforcing agency is unable to meet the required timeframe and the local enforcing agency and the owner, agent, or other responsible person in charge of work are unable to agree to a different inspection date, the owner, agent, or other responsible person in charge of work may contract with a private on-site inspection agency, authorized by the Department of Community Affairs ("DCA") to conduct on-site inspections, to perform the required inspection or inspections. The bill specifies that this includes a supplemental private on-site inspection agency. 2 If the owner, agent, or other responsible person elects to utilize an authorized private on-site inspection agency, the bill requires that the owner, agent, or other responsible person notify the enforcing agency in

writing of the decision. The bill specifies that the owner, agent, or other responsible person in charge of work may elect to utilize the private onsite inspection agency to conduct all inspections on associated blocks and lots, and all units encompassed in the project. The bill also establishes certain conflict-of-interest requirements. If the enforcing agency is required to provide any fee reconciliation to the owner as a result of an inspection being completed by a private on-site inspection agency, the bill requires that enforcing agency to perform the reconciliation at the conclusion of the project. The bill requires an enforcing agency to establish a process for ensuring inspections are performed within three business days of a requested inspection date, and specifies authorization of the use of supplemental shared services agreements or the use of contracted private on-site inspection agencies, including supplemental private onsite inspection agencies. The bill requires the Commissioner of Community Affairs ("commissioner") to adopt rules and regulations to effectuate the provisions of the bill, including rules which provide for: the use of supplemental shared services agreements, the authorization of private on-site inspection agency by the DCA to conduct on-site inspections, and the use of private on-site inspection agencies by municipalities and enforcing agencies. The bill requires that the rules and regulations allow an enforcing agency to: (1) enter into

supplemental shared service agreements or contracts with a supplemental private on-site inspection agency to conduct on-site inspections for the purpose of meeting all required inspection timeframes. (2) enter into agreements with private on-site inspection agencies to conduct on-site inspections on a project-specific basis. (3) authorize the owner, agent, or other authorized person in charge of work to directly contract with an authorized private on-site inspection agency to perform all inspections on a project-specific basis. The bill requires municipal construction officials to submit an annual report detailing compliance with the code. The report is required to include, at a minimum information related to the staffing, staff titles, and expenses of the enforcing agency, in addition to any other information required by the commissioner. The annual report is also required to take into account projected work and agency resource needs for the next budget year. The bill requires a municipality that enters into a contract for supplemental services to provide a copy of the contract to DCA upon entering into the contract. The bill requires that the municipal construction official or enforcing agency maintain the above information, in addition to the inspection log, municipal monthly 3 activity reports, and the fee schedule and make that information and documents available to DCA upon request. The bill specifies that DCA may utilize the

information to determine appropriate staffing levels for the enforcing agency, and if DCA determines that an enforcing agency has not maintained appropriate staffing levels, DCA may require the municipality to take corrective actions to ensure that the enforcing agency's staffing needs are met. DCA may also take corrective action, including the issuance of penalties, if a local enforcing agency fails to maintain or provide the information or maintain appropriate staffing levels. The bill specifically allows the commissioner to compel an enforcing agency to notify DCA of any instance where the enforcing agency is unable to meet a deadline or other obligation, and to order corrective action or issue penalties as necessary where an enforcing agency is unable to meet its obligations under the "State Uniform Construction Code Act." The bill also requires an enforcing agency that is unable to meet its obligations under the "State Uniform Construction Code Act," to promptly notify DCA, and allows DCA to take corrective action, including the issuance of penalties, if an enforcing agency fails to meet its obligations. The bill further permits inspections to be conducted at times other than between the hours of 9 a.m. and 5 p.m. on business days, if agreed upon by the owner and the relevant inspecting entity, whether the enforcing agency, department, or private on-site inspection agency. Additionally, the bill allows local contracting

units to utilize competitive contracting for the purpose of private on-site inspection agency services, as may be authorized by rules and regulations adopted by DCA.

## Dates to Remember

### General Meetings for 2023

February 15

March 22

April 26

May 24

June 28

September 27

October 25

November 15



*February is the border between winter and spring*

---

## Code

Larry Scorzelli, Editor

### Directors at Large

| 2023-2025      | 2021-2023   | 2022-2024      |
|----------------|-------------|----------------|
| Jason Dilworth |             | Sal Poli       |
| John McMannus  | Jim Sabetta | John DiStefano |

### Officers

|                       |                            |
|-----------------------|----------------------------|
| President             | John Fiedler, Hillsborough |
| 1st Vice President    | Jeff Heiss, Warren         |
| 2nd Vice President    | Robert Burlew, Belmar      |
| Secretary             | Neil Byrne, Sea Isle City  |
| Treasurer             | Lawrence Scorzelli         |
| Immed. Past President | Jerry Eger, Millburn       |

### Regional Chapter Representatives

|                     |                 |
|---------------------|-----------------|
| Bergen / Passaic    |                 |
| Essex County        | Frank Catanese  |
| Tri-County          | John DiStefano  |
| UCC of South Jersey | Pat Naticchione |
| Union County        | Robert LaCosta  |

**Affiliated with**  
**Internation Code Council**  
New Jersey League of Municipalities

**Code** is the monthly publication of the New Jersey Building Officials Association, a statewide organization of over 600 professionals in the code administration and related fields. Comments should be directed to Larry Scorzelli 175 Shallow Creek Dr. Ranson, WV 25438 [larryscorzelli@gmail.com](mailto:larryscorzelli@gmail.com)