

## ELEVATION OF SINGLE FAMILY HOMES NOTICE AND GUIDANCE DOCUMENT

It has come to the Department's attention that, when some homes have been elevated to meet required base flood elevations, the elevated home has been constructed or re-constructed too close to high voltage electric power lines.<sup>1</sup> A hazardous condition results when a structure is constructed or reconstructed within the required safety clearance distances for structures near electric power lines.<sup>2</sup> When an elevated home has been constructed or re-constructed within these safe clearance distances, such condition constitutes a hazard that cannot be allowed to remain and, when it is found, it must be mitigated. Because this situation is largely avoidable, in many cases, the homeowner may be required to bear the cost of the necessary mitigation.

N.J.A.C. 5:23-2.15(a)5 of the Uniform Construction Code (UCC) requires that all state, local, and county prior approvals must be submitted to the local enforcing agency before a construction permit may be issued. The Department is hereby alerting all code users, including building owners, design professionals, and code enforcement officials that **a letter from the utility company, stating that the local utility has informed the applicant of the applicable required electrical safety area clearance distances so that the elevation for the applicant's home can be planned and constructed so as to not impinge on the required electrical safety area clearances**, is now a required prior approval for all homes being elevated to comply with applicable base flood elevations.

Code enforcement officials are also asked to report to the local electric utility company any observed conditions that would benefit from utility company evaluation. The code enforcement official is not asked to make a determination about the observed conditions, but is asked only to report conditions that the official thinks should be evaluated.

**Contact information** follows:

### New Jersey Electric Utilities

JCP&L: To initiate service notification prior to issuance of building permit, contact:  
[https://www.firstenergycorp.com/service\\_requests/request-electrical-work.html](https://www.firstenergycorp.com/service_requests/request-electrical-work.html) or

Telephone: (800) 662-3115

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<sup>1</sup> All electric power lines providing transmission or distribution services into residential communities qualify as high voltage electric power lines. Persons working in the vicinity of any electric power lines should always assume them to be energized and dangerous and should seek guidance from their local electric utility before proceeding or continuing any work in such area.

<sup>2</sup> The National Electrical Safety Code ("NESC") clearance distances ensure a safety zone around high voltage wires where structures must not be built or located. The required clearance distances take multiple factors into account, including the characteristics of the voltage on the wires and whether there are open or insulated conductors.

PSE&G: To initiate service notification prior to issuance of building permit, contact:

[https://www.pseg.com/business/builders/new\\_service/before/index.jsp](https://www.pseg.com/business/builders/new_service/before/index.jsp)

Telephone: (800) 722-0256

ACE: To initiate service notification prior to issuance of building permit, contact ACE

local New Business office or call ACE Customer Service at 1-(800) 642-3780 or

online at <https://www.atlanticcityelectric.com/forms/ace/other/contactus.aspx>

RECO: To initiate service notification prior to issuance of building permit, contact:

<http://www.oru.com/contactforms/customerassistance/index.html>

Telephone: (201) 236-6000

#### Department of Community Affairs

If there are any questions concerning code enforcement, please contact the Code Assistance Unit, Division of Codes and Standards, Department of Community Affairs at (609) 984-7609 or at [codeassist@dca.nj.gov](mailto:codeassist@dca.nj.gov).