

**UNIFORM CONSTRUCTION CODE ADVISORY BOARD**

**Minutes of Meeting, October 4, 2024**

**Meeting held Electronically via Microsoft Teams**

**Attendance**

**Board Members**

Beth Pochtar, Chair	Greg Moten
Tony Neibert, Vice Chair	Steven Rodzinak
Charles Baldanza	Michael Seeve
Doug Boydston	Bill Tevald
Kathy Herity	Valerie Waricka
Art Londensky	Michelle Wood
Bob Mellohusky	

**Excused**

John Del Colle

**DCA Staff**

Toritseju Agbeyegbe	Anthony Menafro
Rob Austin	Erin Mifka
Marie Daniels	Ian Rayfield
John Delesandro	Pat Ryan
Keith Makai	Keith Thedinga
Adam Matthews	Dan Tober

**Public Attendees**

*Public attendees joined using a registration link, and only those who registered and announced themselves will be listed herein.*

Meeting called to order at 9:30 a.m.

Marie Daniels informed the Board that member Mark Caputo is retiring and has submitted his resignation from the Code Advisory Board.

**A. Approval of Minutes of the Code Advisory Board Meeting August 9, 2024**

*Michelle Wood made a motion, which was seconded by Anthony Neibert to approve the minutes. The motion carried unanimously.*

**B. Subcode Committee Reports**

***Barrier Free Subcode Committee*** – Marie Daniels reported that the Committee met and discussed the agenda and other items.

***Building Subcode Committee*** – Michelle Wood reported that the Committee met and discussed the agenda and other items.

***Elevator Subcode Committee*** – Doug Boydston reported that the Committee met and discussed the agenda and other items.

***Fire Protection Subcode Committee*** – Keith Makai reported that the Committee met and discussed the agenda and other items.

***Mechanical/Energy Subcode Committee*** – Rob Austin reported that the Committee met and discussed the agenda and other items.

## **C. Old Business**

### **1. 2024 Model Code Adoption Part 2**

#### **a. Building Subcode (IBC/2024) – N.J.A.C. 5:23-3.14**

Rob Austin reviewed this item and highlighted the major changes. Board members did not have any significant comments.

*Michelle Wood made a motion, which was seconded by Steve Rodzinak to approve the changes to the Building Subcode. The motion carried unanimously.*

#### **b. Fire Protection Subcode – N.J.A.C. 5:23-3.17**

Rob Austin reviewed this item and highlighted the major changes. Board members did not have any significant comments.

*Art Londensky made a motion, which was seconded by Steve Rodzinak to approve the changes to the Fire Protection Subcode. The motion carried unanimously.*

#### **c. Energy Subcode (IECC/2024) – N.J.A.C. 5:23-3.18**

Rob Austin reviewed this item and highlighted the major changes. Board members did not have any significant comments.

*Art Londensky made a motion, which was seconded by Steve Rodzinak to approve the changes to the Energy Subcode. The motion carried unanimously.*

#### **d. One- and Two-Family Dwelling Subcode (IRC/2024) – N.J.A.C. 5:23-3.21**

Rob Austin reviewed this item and highlighted the major changes. Art Londensky noted that it is the opinion of the Fire Protection Subcommittee to maintain the requirements of door self-closing devices due to safety concerns. Board members further discussed concerns regarding self-closing devices on energy storage system rooms, shared accessory rooms, and garages. Safety, cost, and inspection issues were highlighted as the predominant factors in this discussion.

Additionally, Art Londensky noted his opposition to the removal of the automatic sprinkler requirements for one- and two-family dwellings.

*Art Londensky made a motion, which was seconded by Michelle Wood to maintain the requirement for self-closing devices on shared accessory room doors. The motion carried unanimously.*

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*Art Londensky made a motion, which was seconded by Steve Rodzinak to maintain the requirement for self-closing devices on energy storage system room doors. The motion carried unanimously.*

*Steve Rodzinak made a motion, which was seconded by Michelle Wood to approve the changes to the One- and Two-Family Dwelling Subcode as amended by discussion. The motion passed. Art Londensky opposed.*

- e. Elevator Subcode (ASME A17.1-2022) – Ch. 30 of IBC/2024 & N.J.A.C. 5:23-12  
Doug Boydston reviewed this item and highlighted the major changes. Board members did not have any significant comments.

*Art Londensky made a motion, which was seconded by Michelle Wood to approve the changes to the Elevator Subcode. The motion carried unanimously.*

### **D. New Business**

#### 1. 2024 Model Code Adoption Part 3

- a. Responsibilities – N.J.A.C. 5:23-3.4  
Rob Austin introduced this item and referred it to all subcommittees for review and discussion.
- b. Rest of UCC and Rehabilitation Subcode – N.J.A.C. 5:23-2, 5, and 6  
Rob Austin introduced this item and referred it to all subcommittees for review and discussion.

#### 2. N.J.A.C. 5:23-2.15A Update

Rob Austin reviewed this item from the Plumbing Subcommittee, which addresses a disconnect between general plan submittal and that for single-family homes. This item still maintains the intent of the original technical opinion; however, it provides the ability to request further information in more difficult designs. Rob Austin referred this item to all subcommittees for review and discussion.

### **E. Information**

#### 1. CAB Tentative Meeting Dates 2024 – 12/13

#### 2. CAB Log

#### 3. List of Pending Legislation

- Greg Moten questioned DCA staff on Assembly Bill A822, however, due to its status as pending legislation, staff could not comment.

#### 4. Additional Board Member Comment

- Tony Neibert informed the Board that his office has received their first self-certified plan and noted that the plan was based on the Minnesota State Code.

### **F. Public Comments**

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- Fire Protection Subcommittee member John Drucker noted that self-closing devices on doors are very important for safety. He urges the Department to keep these requirements in the Uniform Construction Code.

Additionally, he stated that the Fire Protection Subcommittee is in favor of automatic sprinkler requirements in one- and two-family dwellings and urges the Department to adopt this requirement. He noted the lower costs and new technology on the market for these devices. Chair Beth Pochtar asked John for additional information and costs for these devices. John stated he will provide this information.

- Dennis Bettler noted his agreement with John Drucker.

### **G. Adjourn**

*Steve Rodzinak made a motion, which was seconded by Tony Neibert, to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 10:45 a.m.*