

ADOPTIONS SECTION

COMMUNITY AFFAIRS

DIVISION OF CODES AND STANDARDS

Notice of Readoption

Maintenance of Hotels and Multiple Dwellings

Readoption: N.J.A.C. 5:10

Authority: N.J.S.A. 55:13A-6(e), 55:13A-7.1 et seq., and 55:13A-13a.

Authorized By: Lt. Governor Sheila Y. Oliver, Commissioner, Department of Community Affairs.

Effective Date: January 30, 2023.

New Expiration Date: January 30, 2030.

Take notice that, pursuant to the provisions at N.J.S.A. 52:14B-5.1, the rules at N.J.A.C. 5:10 were scheduled to expire on March 2, 2023. These rules are intended provide minimum requirements and standards for the regulation of maintenance for hotels and multiple dwellings.

This chapter contains 29 subchapters. Subchapter 1 contains administration and enforcement provisions, Subchapter 1A references the local enforcing agency provisions, and Subchapter 1B is for the provisions concerning inspector licensing. Subchapter 2 contains definitions, Subchapter 3 is denoted as reserved, and Subchapter 4 contains regulations regarding the duty of owners and occupants. Subchapter 5 references the duties of occupants, Subchapter 6 references the general maintenance provisions, and Subchapter 7 concerns the rules covering structural maintenance. Subchapter 8 contains the provisions regarding the maintenance of interior spaces, Subchapter 9 contains the provisions covering waste disposal, and Subchapter 10

references the screen and infestation provisions. Subchapter 11 contains provisions for the duties of managerial and maintenance personnel, Subchapter 12 regards the elevators provisions, and Subchapter 13 contains the provisions for electrical service and lighting. Subchapter 14 contains the heating provisions, while Subchapter 15 covers the provisions regarding the water supply, and Subchapter 16 covers the provisions for natural light, ventilation, and replacement glazing. Subchapter 17 contains the provisions for storage and closet facilities, Subchapter 18 contains the mailbox and identification provisions, and Subchapter 19 concerns the provisions for building security. Subchapter 20 contains the provisions relating to cooking facilities, Subchapter 21 contains the provisions for sanitary facilities, and Subchapter 22 contains the occupancy standards. Subchapter 23 contains the special provisions for hotels and multiple dwellings with rooming units and Subchapter 24 concerns the provisions for parking areas and driveways. Subchapter 25 contains the regulations regarding methods, devices, and systems for indirect apportionment of heating costs in multiple dwellings and Subchapter 26 are the provisions for vacant buildings. Lastly, Subchapter 27 is for the provisions covering child-protection window guards, Subchapter 28 regards carbon monoxide alarms, and Subchapter 29 covers the provisions relating to human trafficking.

The Department of Community Affairs has reviewed the rules and has determined that they should be readopted without change. The rules are necessary, reasonable, and proper for the purpose for which they were originally promulgated. Therefore, pursuant to P.L. 2011, c. 45, these rules are readopted and shall continue in effect for a seven-year period.