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UCC SUMMARY OF RULE CHANGES – FALL 2025 UPDATE

October 6, 2025, *New Jersey Register*

N.J.A.C. 5:23-3.21 – One- and two-family dwelling subcode – This adoption amends the Uniform Construction Code to implement the requirements of P.L. 2024, c.42, and P.L. 2023, c.265, both of which require the installation of automatic fire sprinkler systems in newly constructed townhouses subject to the one- and two-family dwelling subcode of the Uniform Construction Code. Specifically, this adoption amends N.J.A.C. 5:23-3.21 to adopt the requirements of International Residential Code, Section R313.1, including Section R313.1.1, and adds that it is effective as of February 1, 2025, in accordance with the timeframes set forth in the laws. Further, the language of the exception to Section R313.1 is deleted, as it pertains to rehabilitation elements not addressed in the one- and two-family dwelling subcode. New language for the exception is then included to reflect the exception set forth in the law that a newly constructed townhouse shall not be subject to this section if an application for a construction permit or an application for development has been submitted to a state, county, or municipal agency prior to the date of enactment of P.L.2024, c.42, July 10, 2024.

→ for more information, please see "Dec 02, 2024" row at
https://www.nj.gov/dca/codes/codreg/rule_proposals_adoptions.shtml

NOTE: This summary lists only those changes to the regulations initiated by the Department of Community Affairs. There may be other replacement pages included in this transmittal as a result of formatting changes (changes to the arrangement of text on the page) made by the publisher, administrative corrections made by the Office of Administrative Law, or recently decided court cases which are listed in the notes following each section.

Notices of Adoption: **New Jersey Register** – October 6, 2025