NOVEMBER 2012

DEPARTMENT OF COMMUNITY AFFAIRS

STORM RECOVERY INFORMATION

GUIDELINES FOR CONSTRUCTION PERMITS ASSOCIATED WITH THE REPAIR OF STORM DAMAGED SINGLE-FAMILY HOMES

The Department of Community Affairs urges you to use extreme caution when re-entering any residence that has been submerged or water damaged during the storm. Do NOT enter any building that displays an order to vacate or unsafe structure placard.

WHEN CONSTRUCTION PERMITS ARE NOT REQUIRED

Construction permits will not be required when the repair work includes only cosmetic work, such as roof shingle repair or replacement, flashing repair or replacement, siding, gutter repair or replacement, window repair or replacement and any other exterior or interior non-structural repairs, including the repair or replacement of plaster or gypsum board walls or ceilings, bathroom tiles, etc.

WHEN CONSTRUCTION PERMITS ARE REQUIRED

All repairs that require structural work, including the repair or replacement of the following:

- Roof rafters
- Roof ridge beams
- Structural window headers
- Interior doorway headers
- Ceiling and floor beams
- Main girders
- Exterior wall framing
- Interior bearing walls
- Foundation walls
- Chimneys
- Retaining walls
- Accessory structures, such as detached garages or sheds

State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
101 SOUTH BROAD STREET
PO BOX 802
TRENTON, NJ 08625-0802

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

RICHARD E. CONSTABLE, III
Commissioner

NOVEMBER 2012

DEPARTMENT OF COMMUNITY AFFAIRS STORM RECOVERY INFORMATION

Mechanical/Plumbing Guidance for Code Officials

- Gas piping in a residential structure that has been totally or partially submerged should be blown out and pressure tested with a pressure of not less than 3 psi for a period of 10 minutes.
- Gas piping in a commercial structure that has been totally or partially submerged should be blown out and pressure tested with a pressure of one and one-half times the working pressure, but not less than 3 psi for a period of 30 minutes for each 5,000 cubic feet of pipe volume.
- Where the gas piping has not been submerged, but, the appliance has been partially or completely submerged, the existing gas pipe joints should be tested to determine if leaks exist. This can be accomplished by any acceptable method including but not limited to a "soap-test".
- Gas-fired or oil-fired appliances that have been partially or completely submerged should be repaired or replaced. Manufacturer's instructions for repairs should be followed if available.
- Electrical components that have been partially or completely submerged should be repaired or replaced prior to energizing.

Should you have any questions or need any further information, please feel free to contact our Code Assistance Unit at (609) 292-7899 or codeassist@dca.state.nj.us.

State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
101 SOUTH BROAD STREET
PO BOX 802
TRENTON, NJ 08625-0802

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

RICHARD E. CONSTABLE, III
Commissioner

November 2012

The Department has issued the following guidance for use in addressing electrical systems in the aftermath of Hurricane Sandy:

- Panel underwater
  - Pull the meter
  - Clean and dry all breakers and bus bar
  - Reinstall breakers necessary for temporary occupancy and restoration
  - Within 90 days, all breakers and bus bar must be replaced. In lieu of replacement, the bus bar may be certified by a licensed electrical contractor

- Wiring underwater
  - If undamaged, no replacement is necessary

- Other equipment and outlets (receptacles, lighting, switches, alarms, etc.) underwater
  - Within 90 days, all other equipment and outlets must be replaced

New Jersey is an Equal Opportunity Employer • Printed on Recycled paper and Recyclable