

**ADOPTION SECTION**

**OTHER AGENCIES**

**NEW JERSEY MEADOWLANDS COMMISSION**

**Notice of Readoption**

**District Zoning Regulations**

**Building Code**

**Readoption: N.J.A.C. 19:6**

Authority: N.J.S.A. 13:17-1 et seq., specifically 13:17- 6(i).

Authorized By: New Jersey Meadowlands Commission, Marcia A.  
Karrow, Executive Director.

Effective Date: June 12, 2014.

New Expiration Date: June 12, 2021.

**Take notice** that pursuant to the provisions of Executive Order No. 66 (1978) and N.J.S.A. 52:14B-5.1.c(1), the New Jersey Meadowlands Commission (NJMC) readopts, without amendments, N.J.A.C. 19:6, Building Code, which will expire on October 9, 2014, pursuant to N.J.S.A. 52:14B-5.1.c.

N.J.A.C. 19:6 consists of the Agency's "Building Code." The following summarizes this chapter:

N.J.A.C. 19:6-1.1, Authority, states that the rules contained in this chapter were adopted pursuant to the Interagency Agreement between the New Jersey Department of Community Affairs (NJ DCA) and the

NJMC dated February 27, 1991, and last amended March 10, 2003, and the Commission's statutory authority contained in N.J.S.A. 13:17-1 et seq.

N.J.A.C. 19:6-1.2, NJMC responsibility, states that the NJMC, acting as the agent for the NJ DCA within the District, is responsible for approval of plans, ensuring compliance with the New Jersey Uniform Construction Code (NJ UCC) and for enforcement, as outlined in this chapter.

N.J.A.C. 19:6-1.3, Enforcement, provides that it is the responsibility of the NJMC to review and approve plans within the Hackensack Meadowlands District, and the responsibility of the municipal construction official to enforce the NJ UCC. In addition, it sets forth the licenses that the staff of the NJMC must hold in order to carry out its responsibilities.

N.J.A.C. 19:6-1.4, Fees, refers to the fee schedule established at N.J.A.C. 19:4-11.4. In addition, this section provides that, if the NJMC enters into an agreement with a municipality to perform required inspections, in addition to the plan review, then the NJMC is entitled to collect 100 percent of the fees. In such cases, 20 percent of these fees, exclusive of plan review fees, are returned to the municipality to cover administrative costs.

N.J.A.C. 19:6-1.5, Violations and penalties, indicates that the penalty procedures will be in accordance with District rules and the NJ UCC. However, penalties will be those specified by the NJ UCC.

N.J.A.C. 19:6-1.6, Hackensack Meadowlands District uniform procedure, provides the procedure governing the interaction between the NJMC and the municipal construction officials of the 14 constituent municipalities.

N.J.A.C. 19:6-1.7, Certificates of occupancy, requires that no certificate of occupancy may be issued by a municipal construction official until a certification by the NJMC that a final inspection was performed and that such occupancy complies with the approved plans. It also states that, if the municipality fails to issue a permit, the NJMC, upon NJ DCA's authorization, may issue the permit.

N.J.A.C. 19:6-1.8, Appeals, states that an appeal of a decision made by the NJMC while acting as agent for the NJ DCA is made directly to the NJ DCA. If the appeal is made on a matter related to construction plan review, then the appeal is made to the NJMC in accordance with the procedures established in N.J.A.C. 19:4-4.19. Finally, any appeal of a municipal decision within the District would be handled in accordance with the procedures established by the NJ UCC.

N.J.A.C. 19:6-1.9, Severability, provides that, if for any reason a section of the rules is invalidated, the remaining sections remain in full effect.

N.J.A.C. 19:6-1.10, NJMC statutory authority, states that nothing in this chapter shall be construed to affect the statutory authority of the NJMC.

N.J.A.C. 19:6-2.1, Scope, states that the rules in Subchapter 2, Foundations, may be cited as the “foundation supplement” and that the provisions of the chapter shall control.

N.J.A.C. 19:6-2.2, Foundations; generally, regulates the construction of foundations throughout the District.

N.J.A.C. 19:6-2.3, Depth of foundations, regulates the minimum depth below grade of footings and pile caps.

N.J.A.C. 19:6-2.4, Foundations at different levels, sets forth guidelines for foundations that may be constructed at differing ground levels and the interaction of differing pressures under these footing elevation changes.

N.J.A.C. 19:6-2.5, Slabs on grade, regulates slabs on grade and settlement as they pertain to adjacent buildings.

N.J.A.C. 19:6-2.6, Construction, controls the construction of foundations in cold and freezing weather, seepage and control of ground water in excavated areas.

N.J.A.C. 19:6-2.7, Soil investigations; general, regulates soils investigation and test boring requirements throughout the District.

N.J.A.C. 19:6-2.8, Boring, sets forth the requirements for test borings. It goes into detail regarding the number of borings required, location of said test borings, foundations that rest on rock, required depth of test borings, and how the data that has been derived from these borings shall be reported.

N.J.A.C. 19:6-2.9, Test pits, regulates the use of and acceptability of test pits.

N.J.A.C. 19:6-2.10, Probings (or auger borings), sets forth regulations and acceptable requirements of probings (or auger borings).

N.J.A.C. 19:6-2.11, Boring methods, describes the methods to be used when performing a test boring(s).

N.J.A.C. 19:6-2.12, Probings and geophysical explorations, sets forth the allowable use of probings and geophysical explorations in conjunction with test borings.

N.J.A.C. 19:6-2.13, Existing borings, regulates the use and acceptability of existing on-site borings.

N.J.A.C. 19:6-2.14, Foundation loads, governs foundation loads, allowable and required soil bearing pressures, and capacities with reference to footings, columns, piers, walls, etc.

N.J.A.C. 19:6-2.15, Pile reactions, explains and governs pile reactions pertaining to certain soils conditions.

N.J.A.C. 19:6-2.16, Lateral loads, regulates lateral loads from earth and ground water, wind, and soil movement with reference to retaining walls and foundation walls.

N.J.A.C. 19:6-2.17, Eccentricities, regulates the forces of eccentricities, including loading of retaining walls.

N.J.A.C. 19:6-2.18, Uplift forces, explains consideration of uplift forces due to hydrostatic pressure.

N.J.A.C. 19:6-2.19, Impact, regulates when impact forces may be neglected, based upon the effects of impact forces and loads on certain foundations.

N.J.A.C. 19:6-2.20, Stability, refer to N.J.A.C. 19:6-2.58 and 2.59, which discuss underpinning and use of rock support in lieu of underpinning, respectively.

N.J.A.C. 19:6-2.21, Classifications, regulates the allowable soil bearing pressures and classification of soil materials.

N.J.A.C. 19:6-2.22, Satisfactory bearing material, classifies satisfactory bearing material, such as hard sound, medium hard, etc.

N.J.A.C. 19:6-2.23, Nominally unsatisfactory bearing material, classifies nominally unsatisfactory bearing material.

N.J.A.C. 19:6-2.24, Allowable soil bearing pressures, classifies and regulates allowable soil-bearing pressures.

N.J.A.C. 19:6-2.25, Bearing capacity of nominally unsatisfactory bearing materials, regulates and classifies bearing capacity of nominally-unsatisfactory bearing materials, such as controlled fills, uncontrolled fills, and organic silts.

N.J.A.C. 19:6-2.26, Utility services, regulates the placement of utility services and lines in certain types of soil conditions.

N.J.A.C. 19:6-2.27 through 2.30, Footings; Foundation piers; Foundation walls; and Construction of footings, foundation piers and foundation walls, regulate and specifically govern the construction of footings, foundation piers and foundation walls.

N.J.A.C. 19:6-2.31 through 2.38, Pile foundations; general requirements; Minimum pile penetrations; Use of existing piles at demolished structures; Tolerances and modifications of design due to filed conditions; Minimum spacing of piles; Minimum section; Capping and bracing of piles; and Splicing of piles, regulate and specifically govern, the construction of pile foundations.

N.J.A.C. 19:6-2.39, General requirements for installation of piles, regulates the general requirements for pile installation, specifically with regard to protection of property and the pile itself during driving and protection of pile material after installation.

N.J.A.C. 19:6-2.40, Use of uncased concrete pile shafts, prohibits the use of uncased concrete piles.

N.J.A.C. 19:6-2.41 governs the situation where more than one type of pile, pile capacity, or method of pile installation is used in the construction of one structure.

N.J.A.C. 19:6-2.42, Pile foundations, is a technical section that regulates the allowable compressive strength for pile materials.

N.J.A.C. 19:6-2.43 , Allowable lateral load, and 2.44, Uplift capacity, set forth technical requirements that control and regulate allowable axial loads on piles, pile capacities as structural members, allowable bearing pressures on soil strata, load test procedures, and uplift capacity.

N.J.A.C. 19:6-2.45 through 2.47, Pile driving operations; Equipment; and Procedures, set forth technical requirements that govern the pile driving equipment used in the pile driving process. This includes hammer, cushion or cap block, followers, driving resistance, and hammer energy specifications.

N.J.A.C. 19:6-2.48 through 2.56, Pile types; specific requirements; Timber piles; Precast concrete piles (including prestressed sections); Cast-in-place concrete piles; Compacted concrete piles; Steel H sections; Concrete-filled pipe piles; Caisson piles; and Composite piles, contain specific requirements for different types of piles.

N.J.A.C. 19:6-2.57, Underpinning, and 2.58, Use of rock support in lieu of underpinning, regulate underpinning and bracing of adjacent

structures and the materials and methods to be used when underpinning is required.

N.J.A.C. 19:6-2.59, *Stability*, and 2.60, *Factor of safety*, regulate the stability design of buildings, including the minimum required factor of safety for overturning and sliding.

N.J.A.C. 19:6-2.61, *Boring operations*, regulates the inspection and boring report requirements of the boring operation.

N.J.A.C. 19:6-2.62, *Piling*, regulates the inspection of the installation of all piling.

N.J.A.C. 19:6-2.63, *Subgrade for footings, foundation piers and foundation walls*, regulates the inspection of soil materials underlying all footings, foundation piers and foundation walls.

N.J.A.C. 19:6-2.64, *Constructions required for or affecting the support of adjacent properties or buildings*, regulates the approval and inspection of underpinning, caissons, bracing or other construction required for the support of adjacent properties or buildings.

N.J.A.C. 19:6-2.65, *National standards for foundations*, lists the reference standards for foundation engineering.

Based on the above, N.J.A.C. 19:6 is being readopted without amendments. The NJMC believes that the current text is sufficient at this time to carry out the responsibilities of the Commission.

The NJMC has reviewed these rules and has determined that the rules should be readopted without amendment. The rules remain necessary, reasonable, and proper for the purpose for which they were originally promulgated. Therefore, pursuant to N.J.S.A. 52:14B-5.1.c(1), the rules at N.J.A.C. 19:6 are readopted and shall continue in effect for a seven-year period.