Barrier Free *Continued from page 6*

contain only mechanical equipment." The following theoretical question has arisen: Is a seven-story building with 2,999 square feet per floor required to have an elevator? The answer is No.

The second question deals with the scoping of the Barrier Free Subcode/COAH law for accessible affordable housing. It has come to the Department's attention that there is some confusion as to whether this law applies only to townhouses and multistory dwelling units or whether it also applies to flats (single story dwelling units). At N.J.A.C. 5:23-7.5(a)1, the Barrier Free Subcode provides that "Multistory dwelling units, which are ground floor dwelling units and for which credit is sought for low and moderate income housing through the Council on Affordable Housing (COAH) and that are attached to at least one other dwelling unit, shall comply with the applicable provisions of this section."

Barrier Free *Continued from left*

The Barrier Free/COAH law was passed to ensure that townhouses and multistory dwelling units, which had become the most commonly constructed form of affordable housing, would be required to serve all New Jersey's low and moderate income citizens, with or without disabilities. At N.J.A.C. 5:23-7.5(b), townhouses are exempt from the Barrier Free Subcode. The Barrier Free/COAH law created an exception to that exemption, which is codified at N.J.A.C. 5:23-7.5(a)1 and 6). Single story dwelling units, more commonly called "flats," are required to be accessible when there are four or more dwelling units in a single structure (N.J.A.C. 5:23-7(a)). The Barrier Free/COAH law does not address flats.

If you have any questions on the Barrier Free Subcode, please contact the Code Assistance Unit at (609) 984-7609.

Source: Emily Templeton
Division of Codes and Standard

Plain Old Telephone Service (POTS) to Managed Facility Voice Network (MFVN) Service

Many people are switching over from POTS to MFVNs. A new code provision that takes effect July 16, 2012 will make it easier for them to make the switch. Currently, when someone wishes to change their POTS line to a MFVN, they need a full permit.

The changes found at N.J.A.C. 5:23-2.17A, 4.18 and 4.20 allow MFVNs to be used without making the owner of a building apply for a full permit to change phone lines. A new verification form U.C.C. F391 contains a compliance checklist. This form must be completed by a licensed/certified alarm service provider and submitted to the Fire Protection Subcode Official of the Local Enforcing Agency within 24 hours of conversion.

The new form can be found on the Division of Codes and Standards webpage at http://www.nj.gov/dca/divisions/codes/resources/constructionpermitforms.html

The new code provisions dealing with this change are found at the link below.

http://www.nj.gov/dca/divisions/codes/codreg/pdf_rule_proposals/p2012_5_23_2_15.pdf

The adopted amendments at N.J.A.C. 5:23-4.18(c)4

See POTS to MFVN at right

POTS to MFVN *Continued from left*

and 4.20(c)2iv(10) also set a minimum fee for the transmission line change.

If you have any questions, please feel free to call me at (609) 984-7609.

Source: Michael E. Whalen
Code Assistance Unit

Automatic Lighting Shutoff for Tenant Spaces

(Reprinted courtesy of the U.S. Department of Energy's Building Energy Codes Program, http://www.energycodes.gov/help/notes.stm)

Automatic shutoff capability for all interior building lighting (with exceptions) is required by ANSI/ASHRAE/IESNA Standard 90.1-2007 (as well as previous versions back to 1999) for buildings over 5,000 square feet. The energy-saving intent of the requirement is to be sure that unnecessary lights are turned off, such as those not needed after the end of the business day. The requirement itself ensures that the control is available so that occupants can set up automatic shutoff of lighting.

See Automatic Shutoff –page 8

Permit #
Date Issued

DIGITAL ALARM COMMUNICATOR TRANSMITTERS (DACT) UTILIZING MANAGED FACILITY VOICE NETWORKS (MFVN) VERIFICATION FORM

IDENTIFICATION

Work Site Location _____ Block _____ Lot _____ Qualification Code _____

Owner in Fee _____ Contractor _____

Address _____ Address _____

Tel. (___) _____ Tel. (___) _____

License/Certification No. _____

Federal Emp. ID No._____

Compliance Checklist

When a DACT's means of transmission is converted from Plain Old Telephone Service (POTS) to Managed Facility Voice Network (MFVN) Service, this checklist is to be completed by the licensed/certified alarm service provider and submitted to the Fire Protection Subcode Official of the Local Enforcing Agency within 24 hours of conversion.

☐ DACT connected to qualified MFVN service

_____

MFVN Provider Name and Telephone no.

☐ DACT telephone circuit(s) configured and tested for loop start.

☐ DACT telephone circuit(s) configured and tested for line seizure.

☐ Minimum 8-hour standby battery installed and tested in MFVN communications equipment.

☐ MFVN communications equipment installed at the protected premises with safeguards to prevent unauthorized access.

☐ DACT alarm, trouble and supervisory signal transmission retested to Supervising Station successfully.

_____

Alarm Service Provider name and telephone no.

_____

Supervising Station Service Provider Name and Telephone no.

_____ _____

Signature *Date*