

## Air Admittance Valves are Allowed!!

As we all know, the use of air admittance valves (AAV) has been a hot topic. In Appendix E, "Special Design Plumbing Systems" (E.8), the National Standard Plumbing Code (NSPC)/2009 allows the installation of AAVs when the system is designed by a licensed design professional.

The following are two excerpts from the New Jersey State Uniform Construction Code Act (N.J.S.A. 52:27D-119 et seq.) pertaining to the use of new products in construction:

N.J.S.A 52:27D-120.a, Purpose, states: "To encourage innovation and economy in construction and to provide requirements for construction and construction materials consistent with nationally recognized standards."

N.J.S.A. 52:27D-120.d states: "To eliminate restrictive, obsolete, and conflicting and unnecessary construction regulations that tend to unnecessarily increase construction costs or retard the use of new materials, products or methods of construction, or provide preferential treatment to types or classes of materials or products or methods of construction."

The International Code Council (ICC) Evaluation Service (ES) report PMG-1025 was recently revised (July 27, 2012) and now specifies that AAVs that are in compliance with the listed standards are deemed to be in compliance with the NSPC/ 2009 and 2012. The standards are: ASSE 1050-2009, Performance Requirements for Stack Air Admittance Valves for Sanitary Drainage Systems, ASSE 1051-2009, Performance Requirements for Individual and Branch Type Air Admittance Valves of Sanitary Drainage Systems – Fixture and Branch Devices and NSF Standard 14-2010, Plastic Piping System Components and Related Materials.

N.J.A.C 5:23-3.7, Municipal approvals of alternate materials, equipment, or methods of construction, **requires** the enforcing agency to approve materials, equipment, or methods of construction that are approved by ICC ES reports. Therefore, AAVs that comply with the standards listed in the ICC ES report are permitted to be used in one- or two-family dwellings and Class III structures without a design professional's seal. This does not apply to any Class I and Class II commercial projects, which require a design professional's seal under the Building Design Services Act.

AAVs must be furnished and installed in compliance with NSPC Appendix E.8, the ICC ES report, and the manufacturer's installation instructions.

Should you have any questions, you may contact me at (609) 984-7609.

Source: Thomas C. Pitcherello  
Code Assistance Unit

## Do I Really Need the Name of the Contractor to Perform a Plan Review?

The Department has received an influx of phone calls from design professionals and building owners asking why the contractor's name is being required by local enforcing agencies with the initial permit application. The answer to this question is . . . it's not.

N.J.A.C. 5:23-2.15(b) requires the specific information to be provided on any application for a construction permit when such information is available, but not later than the commencement of work. The name and license number of the contractor is included in this list.

The name and license number of the contractor is required to be provided no later than the commencement of work. SO, applying some common sense to this rule, being that the commencement of work typically coincides with the issuance of the construction permit, it would be appropriate to wait until the contractor's name and license number is provided to issue the permit. However, this should NOT hold up the plan review on the project.

If you have any questions regarding this, please feel free to contact me.

Source: John N. Terry  
Division of Codes and Standards

## Items to Consider When Finishing a Basement

So, you want to finish your basement in a single-family home. In the process, you are creating a room to hide those unsightly existing mechanicals. What does this mean in terms of their operation? Well, for starters, consult the Rehabilitation Subcode (N.J.A.C. 5:23-6) and see what requirements of the referenced model codes apply.

The work described above is an alteration (as defined at N.J.A.C. 5:23-6.3, Definitions), so N.J.A.C. 5:23-6.6, Alterations, is the starting point. The enclosure being created around the existing mechanicals may or may not be detrimental to the combustion air. In short, this means that this new enclosure must provide openings to have the proper combustion air.

N.J.A.C. 5:23-6.6(i) requires that the materials and methods (at N.J.A.C. 5:23-6.8, materials and methods) are to be met for compliance. Specifically, N.J.A.C. 5:23-6.8(h)13 and 20 reference the combustion air requirements from the International Residential Code (IRC)/2009, Chapter 17 for oil/electric and Chapter 24 for gas equipment/appliances.

Other non-mechanical items to consider in this sort of

See Basement- page 8