

**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

**The DCA has issued the following guidance for use in addressing electrical systems in the aftermath of Hurricane IDA:**

**1. 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.

**2. Wiring underwater**

\*If undamaged, no replacement is necessary

**3. Other equipment and outlets (receptacles, lighting, switches, alarms, etc.) underwater**

\*Within 90 days, all other equipment and outlets must be replaced

**ELECTRICAL & PLUMBING WORK**

Notify the local construction code enforcement agency of all electrical and plumbing work undertaken and apply for necessary construction permits as soon as it is practical to do so.

In the event that the interior was damaged by water or the basement was flooded and the wiring, receptacles, switches or panels were compromised, it is recommended that a New Jersey licensed electrical contractor be contacted to inspect, evaluate and make necessary repairs or replacements. Similarly, in the event that the water heater or heating or cooling equipment was submerged, it is recommended that a New Jersey licensed plumber or mechanical contractor inspect, evaluate and make necessary repairs or replacements. All work should be inspected by the local code enforcement agency *before* final payment is made to the contractor.

**If you have questions, please contact:**

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