

What To Do to Repair Your Home

(Source: Borough of Middlesex)



The Construction Office has been receiving inquiries from residents of flood damaged homes. We have compiled a short list of recommended actions:

1. Notify your homeowners insurance company.
2. Notify your flood insurance company:
 - a. Ask your insurance company for assistance regarding pumpouts, cleanouts, repairs to appliances and other repairs. Refer also to our web page concerning PSEG gas service reconnection and other storm recovery information.
 - b. If you do not have flood insurance you will be responsible for the cleanup and restoration of the property. We recommend that you contact licensed and insured contractors for pumpouts, cleanouts, repairs to appliances and other repairs. Refer also to our web page concerning PSEG gas service reconnection and other storm recovery information. Financial assistance may be available from the State/FEMA . Refer also to our website.
3. The Construction Office is responsible to enforce the regulations of the New Jersey Uniform Construction Code. The following is information concerning when permits are or are not required.
 - a. **Permits for REPLACEMENT of furnaces, boilers, air conditioning condensers, water heaters, other gas appliances, electrical panels, electrical wiring and all plumbing piping ARE REQUIRED:**
 - b. These replacements are considered **Minor Work** under N.J.A.C. 5:23-2.17A: (a)The issuance of a permit shall not be required before minor work may proceed. The owner, or an architect or contractor acting on behalf of the owner, shall, however, provide notice of the work to the enforcing agency before work begins. In addition to the notice, the owner or his or her agent shall be required to file a permit application. The completed permit application shall be delivered in person or by mail to the enforcing agency, within five business days from the date of the notice. The fee shall be paid prior to the issuance of the construction permit.
 - c. **Permits for Other work:**
 - d. This work is considered Ordinary Maintenance under N.J.A.C. 5:23-2.7: **PERMITS ARE NOT REQUIRED** for other flood damage related work such as cleaning out basements and replacing floor tile, carpet, sheetrock, insulation, doors and trim, ceilings, paint, cabinets, and other building finishes, electrical receptacles (not wiring), smoke or CO detectors. **THIS WORK DOES NOT REQUIRE PERMITS, NOTICE TO THIS OFFICE OR INSPECTIONS.**
 - e. **Permits for Structural Work or changes in capacity of gas fueled appliances or electrical panels:**
 - f. Alterations, additions, and relocations to walls, plumbing, electrical, mechanical, HVAC and fire protection systems **REQUIRE A PERMIT. ALL FOUNDATION OR OTHER STRUCTURAL REPAIRS REQUIRE A PERMIT.**

All actions are the responsibility of the property owner, these are guidelines only and the Borough is not responsible for the owner's actions or inactions.

Storm Recovery Information

Borough of Middlesex, New Jersey | September 2021
(Source: New Jersey Department of Community Affairs)



Electrical Systems

(LICENSED ELECTRICAL CONTRACTOR ONLY MAY PERFORM THIS WORK):

The following guidance is for use in addressing electrical systems in the aftermath of the storm:

- 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.

Mechanical / Plumbing Systems

(LICENSED PLUMBING AND ELECTRICAL CONTRACTORS ONLY MAY PERFORM THIS WORK)

- 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 a leak exists. 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.

Storm Recovery Information

Borough of Middlesex, New Jersey | September 2021
(Source: New Jersey Department of Community Affairs)

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 reentering 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

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.

Permit and Inspection Guidance

(Source: New Jersey Department of Community Affairs and Borough of Middlesex Construction Department)



Municipal Inspection for Gas Company Notification NO LONGER REQUIRED:

Residents in the flood impacted area who have had their gas turned off must contact PSE&G directly at 1-800-436-7734

Permits ARE Required

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