

Borough of Highlands
Department of Buildings & Housing

Proper use of the Mechanical & Plumbing Technical Sections

Mechanical permits are to be used only for Group R-3 & R-5 structures

[Click Here to Read the Full Construction Code Communicator Article on When to Use Mechanical Technical Sections](#)

B = Building Subcode Technical Section

E = Electrical Subcode Technical Section

P = Plumbing Subcode Technical Section

M = Mechanical Subcode Technical Section

***Italicized* = MINOR WORK**

NEW CONSTRUCTION OR ADDITIONS	
Boiler All Fuels	E F P^{1, 5}
Chimney Liner	F
Condensing Unit	E P
Duct System	B
Fireplace Logs	P
Furnace All Fuels	B E F P
Fuel Oil Piping	P
Gas Piping	P
Generator	E F P
Heat Venting System	F P
Oil Tank Install/Removal	F³
Pool Heater	P E
Water Heater Gas	F P⁴
Water Heater Electric	E P

DIRECT REPLACEMENT OR NEW IN EXISTING DWELLING	
<i>Boiler All Fuels</i>	<i>E M^{1, 5}</i>
<i>Chimney Liner</i>	<i>M⁶</i>
<i>Condensing Unit</i>	<i>E M²</i>
<i>Duct System</i>	<i>M</i>
<i>Fireplace Logs</i>	<i>M</i>
Furnace All Fuels	E M
Fuel Oil Piping	M
Gas Piping	M
Generator	E M
<i>Heat Venting System</i>	<i>M</i>
<i>Oil Tank Install/Removal</i>	<i>F</i>
Pool Heater	M E
<i>Water Heater Gas</i>	<i>M⁴</i>
<i>Water Heater Electric</i>	<i>E P</i>

- (1) Building permit may be required for chimney
- (2) Licensed Electrical Contractor required to replace A/C disconnect
- (3) Plumbing permit required on underground tank install
- (4) Electric permit required id equipped with power vent
- (5) Plumbing permit required if new backflow preventer installed
- (6) Chimney verification form (UCC F-370) required at time of application (N.J.A.C. 5:23-2.20(d)1) USED FOR FUEL FIRED APPLIANCES ONLY. SOLID FUEL APPLIANCES WITH MASONRY CHIMNEY/LINER REQUIRES BUILDING PERMIT

Group R-3: Occupants are primarily permanent and not classified as Group R-1, R-2, R-4 or I, including: Alcohol and drug treatment houses with five or fewer residents, Boarding houses with five or fewer occupants, Buildings that do not contain more than two dwelling units, Care facilities that provide accommodations for five or fewer persons receiving care, Detached one- and two-family dwellings greater than three stories in height, multiple single-family townhouses greater than three stories in height, attached two-family dwellings separated from adjacent units by firewalls, and other one- and two-family dwellings that are outside the scope of the one- and two-family dwelling subcode, Group homes with five or fewer occupants in accordance with Section 308.3.4, Rooming houses with five or fewer occupants, Single residential occupancies, accessory to a dwelling unit, having no more than five roomers or lodgers, (Single occupancies, accessory to a dwelling unit, having more than five roomers or lodgers shall be classified as Group R-2 or I-1, as appropriate.)

Group R-5: Detached one- and two-family dwellings not more than three stories in height with a separate means of egress and multiple single-family townhouses not more than three stories in height with a separate means of egress designed and constructed in accordance with the *International Residential Code*. This Group shall also include: Care facilities that provide accommodations for five or fewer persons receiving care, Group Homes with five or fewer occupants in accordance with Section 308.3.4, Rooming houses with five or fewer residents, Single residential occupancies, accessory to a dwelling unit, having no more than five roomers or lodgers. (Single occupancies, accessory to a dwelling unit, having more than five roomers or lodgers shall be classified as Group R-2 or I-1, as appropriate.)