

CITY OF BAYONNE
SITE PLAN REFERRAL
AND

REQUEST FOR RECOMMENDATION

E-mail will be sent with One-Drive electronic file share

Joseph Benkert
Building Construction Official

Date: October 31, 2024
Application number: P-24-028

Joseph Coughlin
Fire Sub-Code Official

Applicant Name: SALVTORE MOSCATO
address: 299 Avenue C;
Block 266, Lot 26

Joseph Ryan
Historic Preservation Commission

Robert Zawistowski
Bayonne Environmental Commission

Jessica Connors, *(for subdivision matters only)*
Tax Assessor

Robert Russo, P.E.
City Engineer

Attorney for Applicant:
Joseph Nitti, Esq.

Planning Board

Zoning Board of Adjustment

Application and site plan for your consideration.

The Administrator has placed the matter on the agenda for the meeting of February 11, 2025
Please provide your comment by: November 14, 2024

COMMENTS: *(Use separate sheet if necessary)*

2021 International Building Code, New Jersey
Section 103) Newly created bedrooms
shall have an egress window that leads
to a public way or to Section attached

Dated: 10/31/2024

Signed: 

from the lowest riser. *Handrail* extensions are not required.

Exception: Mid-aisle *handrails* shall be permitted to extend beyond the lowest riser where the *handrail* extensions do not obstruct the width of the cross *aisle*.

1030.16.4 Rails. Where mid-aisle *handrails* are provided in stepped *aisles*, there shall be an additional rail located approximately 12 inches (305 mm) below the *handrail*. The rail shall be adequate in strength and attachment in accordance with Section 1607.9.1.2.

1030.17 Assembly guards. *Guards* adjacent to seating in a building, room or space used for assembly purposes shall be provided where required by Section 1015 and shall be constructed in accordance with Section 1015 except where provided in accordance with Sections 1030.17.1 through 1030.17.4. At *bleachers*, *grandstands* and *folding and telescopic seating*, *guards* must be provided where required by ICC 300 and Section 1030.17.1.

1030.17.1 Perimeter guards. *Perimeter guards* shall be provided where the footboards or walking surface of seating facilities are more than 30 inches (762 mm) above the floor or grade below. Where the seatboards are adjacent to the perimeter, *guard* height shall be 42 inches (1067 mm) high minimum, measured from the seatboard. Where the seats are self-rising, *guard* height shall be 42 inches (1067 mm) high minimum, measured from the floor surface. Where there is an *aisle* between the seating and the perimeter, the *guard* height shall be measured in accordance with Section 1015.3.

Exceptions:

1. *Guards* that impact sightlines shall be permitted to comply with Section 1030.17.3.
2. *Bleachers*, *grandstands* and *folding and telescopic seating* shall not be required to have *perimeter guards* where the seating is located adjacent to a wall and the space between the wall and the seating is less than 4 inches (102 mm).

1030.17.2 Cross aisles. Cross *aisles* located more than 30 inches (762 mm) above the floor or grade below shall have *guards* in accordance with Section 1015.

Where an elevation change of 30 inches (762 mm) or less occurs between a cross *aisle* and the adjacent floor or grade below, *guards* not less than 26 inches (660 mm) above the *aisle* floor shall be provided.

Exception: Where the backs of seats on the front of the cross *aisle* project 24 inches (610 mm) or more above the adjacent floor of the *aisle*, a *guard* need not be provided.

1030.17.3 Sightline-constrained guard heights. Unless subject to the requirements of Section 1030.17.4, a fascia or railing system in accordance with the *guard* requirements of Section 1015 and having a minimum height of 26 inches (660 mm) shall be provided where the floor or footboard elevation is more than 30 inches (762 mm) above the floor or grade below and the fascia or railing

would otherwise interfere with the sightlines of immediately adjacent seating.

1030.17.4 Guards at the end of aisles. A fascia or railing system complying with the *guard* requirements of Section 1015 shall be provided for the full width of the *aisle* where the foot of the *aisle* is more than 30 inches (762 mm) above the floor or grade below. The fascia or railing shall be not less than 36 inches (914 mm) high and shall provide not less than 42 inches (1067 mm) measured diagonally between the top of the rail and the *nosing* of the nearest tread.

**SECTION 1031
EMERGENCY ESCAPE AND RESCUE**

1031.1 General. *Emergency escape and rescue openings* shall comply with the requirements of this section.

1031.2 Where required. In addition to the *means of egress* required by this chapter, *emergency escape and rescue openings* shall be provided in the following occupancies:

1. Group R-2 occupancies located in stories with only one *exit* or *access* to only one *exit* as permitted by Tables 1006.3.4(1) and 1006.3.4(2).
2. Group R-3 and R-4 occupancies.

Sleeping rooms below the fourth *story above grade plane* shall have not fewer than one *emergency escape and rescue opening* in accordance with this section. Where *basements* contain one or more sleeping rooms, an *emergency escape and rescue opening* shall be required in each sleeping room, but shall not be required in adjoining areas of the *basement*. Such openings shall open directly into a *public way* or to a *yard* or *court* that opens to a *public way*.

Exceptions:

1. Deleted.
2. *Emergency escape and rescue openings* are not required from sleeping rooms that have an *exit door* or *exit access door* that opens directly into a *public way* or to a *yard*, *court* or exterior egress balcony that opens to a *public way*.
3. Deleted.
4. Deleted.
5. Within individual *dwelling* and *sleeping units* in Groups R-2 and R-3, where the building is equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, *sleeping rooms* in *basements* shall not be required to have *emergency escape and rescue openings* provided that the *basement* has one of the following:
 - 5.1. One *means of egress* and one *emergency escape and rescue opening*.
 - 5.2. Two *means of egress*.

1031.2.1 Operational constraints and opening control devices. *Emergency escape and rescue openings* shall be operational from inside the room without the use of keys