

ASSEMBLY, No. 3278

STATE OF NEW JERSEY 214th LEGISLATURE

INTRODUCED SEPTEMBER 30, 2010

Sponsored by:

Assemblyman JOHN S. WISNIEWSKI

District 19 (Middlesex)

Assemblyman JERRY GREEN

District 22 (Middlesex, Somerset and Union)

Assemblyman ANTHONY M. BUCCO

District 25 (Morris)

Assemblywoman MILA M. JASEY

District 27 (Essex)

Co-Sponsored by:

Assemblymen Scalera, Diegnan and Giblin

SYNOPSIS

Requires fire suppression systems in new single and two family homes.

CURRENT VERSION OF TEXT

As introduced.



(Sponsorship Updated As Of: 5/10/2011)

1 AN ACT concerning new home fire safety and supplementing the
2 "State Uniform Construction Code Act," P.L.1975, c.217
3 (C.52:27D-119 et seq.).
4

5 **BE IT ENACTED** by the Senate and General Assembly of the State
6 of New Jersey:
7

8 1. This act shall be known and may be cited as the "New Home
9 Fire Safety Act."
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11 2. As used in this act:

12 "Commissioner" means the Commissioner of Community
13 Affairs.

14 "Fire suppression system" means an engineered or pre-
15 engineered system that suppresses a fire using an extinguishing
16 agent distributed through fixed piping and nozzles that are activated
17 either manually or automatically. The system may include
18 containers, nozzles, controls, automatic detection, manual releases,
19 equipment shut downs, and alarms. In such systems, an
20 extinguishing agent is discharged through fixed pipes and nozzles
21 into or over a potential fire hazard.

22 "Manufactured home" means a unit of housing manufactured in
23 accordance with the standards promulgated for a manufactured
24 home by the Secretary of the United States Department of Housing
25 and Urban Development pursuant to the "National Manufactured
26 Housing Construction and Safety Standards Act of 1974,"
27 Pub.L.93-383 (42 U.S.C. s. 5401 et seq.).

28 "New home" means a structure not previously occupied as of the
29 effective date of P.L. , c. (C.) (pending before the Legislature
30 as this bill) and intended for residential use by not more than two
31 households, but shall not mean a manufactured home.
32

33 3. A certificate of occupancy shall not be issued to any new
34 one- or two-family home until the officer or agency responsible for
35 its issuance has determined that the new home is equipped with a
36 fire suppression system that conforms to the requirements
37 promulgated by the Commissioner, pursuant to the State Uniform
38 Construction Code and section 4 of P.L. , c. (C.) (pending
39 before the Legislature as this bill).
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41 4. The commissioner shall, pursuant to the "Administrative
42 Procedure Act," P.L.1968, c.410 (C.52:14B-1 et seq.), promulgate
43 rules and regulations, requiring the installation of fire suppression
44 systems in all new one- and two family homes pursuant to P.L. ,
45 c. (C.) (pending before the Legislature as this bill).
46

47 5. This act shall take effect on the first day of the seventh
48 month next following the date of enactment of P.L. , c. (C.)

1 (pending before the Legislature as this bill) and shall not apply to
2 new homes built as part of a development plan or building permit
3 approved on or before the effective date of this act.

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STATEMENT

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8 This bill would require the installation of a fire suppression
9 system in new single and two family homes during the home's
10 construction. This requirement would be instituted by a municipal
11 ordinance. In order to ensure compliance with an ordinance
12 requiring the installation of a fire suppression system in new single
13 and two family homes, this bill would condition the issuance of a
14 certificate of occupancy upon the installation of the system. All fire
15 suppression systems required by such ordinances would have to
16 conform to the requirements promulgated by the Commissioner of
17 Community Affairs.

18 The Commissioner of Community Affairs is responsible for the
19 State Uniform Construction Code, which includes the residential
20 building subcode. Including provisions incorporating fire
21 suppression systems in one- and two-family homes will provide
22 protection for the State's residents and firefighters.