

[First Reprint]

**SENATE, No. 3252**

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**STATE OF NEW JERSEY**  
**218th LEGISLATURE**

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INTRODUCED DECEMBER 6, 2018

**Sponsored by:**

**Senator LINDA R. GREENSTEIN**

**District 14 (Mercer and Middlesex)**

**Senator BRIAN P. STACK**

**District 33 (Hudson)**

**Assemblyman WAYNE P. DEANGELO**

**District 14 (Mercer and Middlesex)**

**Assemblywoman ANNETTE QUIJANO**

**District 20 (Union)**

**Co-Sponsored by:**

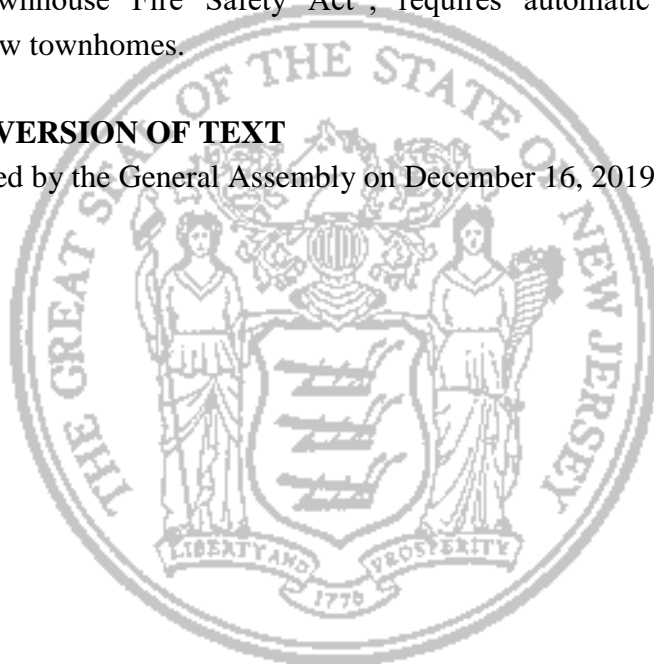
**Assemblymen Verrelli, Mejia and Houghtaling**

**SYNOPSIS**

“New Townhouse Fire Safety Act”; requires automatic fire sprinkler systems in new townhomes.

**CURRENT VERSION OF TEXT**

As amended by the General Assembly on December 16, 2019.



**(Sponsorship Updated As Of: 12/17/2019)**

1 AN ACT establishing the “New Townhouse Fire Safety Act,” and  
2 supplementing P.L.1975, c.217 (C.52:27D-119 et seq.)  
3

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

7 1. This act shall be known and may be cited as the “New  
8 Townhouse Fire Safety Act.”  
9

10 2. As used in this act:

11 "Automatic fire sprinkler system" means an integrated system,  
12 including a suitable water supply, for the purpose of fire protection,  
13 consisting of piping designed in accordance with fire protection  
14 engineering standards, a portion of which is above the ground in a  
15 network of specially sized or hydraulically designed piping to  
16 which automatic fire sprinklers are connected in a systematic  
17 pattern.

18 "New townhouse" means <sup>1</sup>**[**a dwelling not previously occupied,  
19 for which a construction permit has been issued on or after the  
20 effective date of P.L. , c. (C. ) (pending before the Legislature  
21 as this bill), which is intended for residential use by not more than  
22 two households, and constructed in a group of two or more attached  
23 units**]** , as per the adopted New Jersey editions of the International  
24 Building and Residential Codes, a single family dwelling unit  
25 constructed in a group of three or more units in which each unit  
26 extends from the foundation to roof and with open space on at least  
27 two sides<sup>1</sup>.  
28

29 3. a. On or before the first day of the seventh month next  
30 following enactment of P.L. , c. (C. ) (pending before the  
31 Legislature as this bill), the Commissioner of Community Affairs  
32 shall modify the building subcode of the State Uniform  
33 Construction Code to require the installation of fire suppression  
34 systems in all new townhouses. The modification shall require all  
35 fire suppression systems to be in compliance with subchapter 10 of  
36 chapter 10 of Title 7 of the New Jersey Administrative Code  
37 regarding Physical Connections and Cross Connection Control by  
38 Containment, or any successor regulations, and shall require the  
39 installation of separate shut-off valves from the domestic water  
40 supply and the fire sprinkler water supply.

41 b. A construction permit application for a new townhouse  
42 subject to the provisions of P.L. , c. (C. ) (pending before the  
43 Legislature as this bill), shall not be declared complete without  
44 provisions for the installation of an automatic fire sprinkler system

**EXPLANATION** – Matter enclosed in bold-faced brackets **[thus]** in the above bill is not enacted and is intended to be omitted in the law.

Matter underlined thus is new matter.

Matter enclosed in superscript numerals has been adopted as follows:

<sup>1</sup>Assembly floor amendments adopted December 16, 2019.

1 in accordance with the requirements of P.L. , c. (C. ) (pending  
2 before the Legislature as this bill).

3 <sup>1</sup>c. A development shall not be subject to the provisions of  
4 P.L. , c. (C. ) (pending before the Legislature as this bill) if  
5 on behalf of the development, there has been submitted not later  
6 than 24 months following the enactment of P.L. , c. (C. )  
7 (pending before the Legislature as this bill), a developmental site  
8 plan or subdivision application, which for the purposes of P.L. ,  
9 c. (C. ) (pending before the Legislature as this bill), includes  
10 but shall not be limited to:

11 (1) a preliminary or final approval from a municipal planning or  
12 zoning board;

13 (2) a developer's agreement;

14 (3) a redevelopment agreement;

15 (4) a payment in lieu of tax agreement;

16 (5) an affordable housing settlement agreement; or

17 (6) a building permit.<sup>1</sup>

18  
19 4. This act shall take effect <sup>1</sup>~~on the first day of the seventh~~  
20 month next following enactment, provided that the Commissioner  
21 of Community Affairs shall take the anticipatory action necessary to  
22 effectuate the provisions of this act ~~immediately~~<sup>1</sup>.