

[First Reprint]

SENATE, No. 3252

STATE OF NEW JERSEY
218th LEGISLATURE

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)

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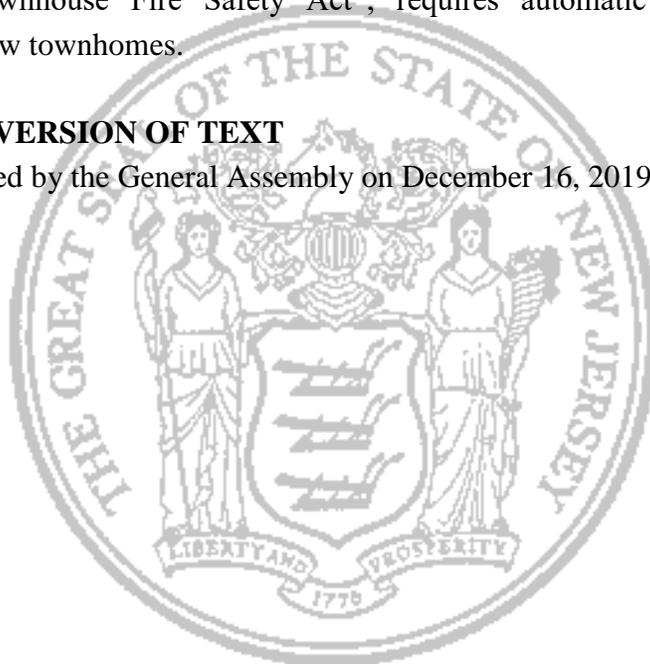
Assemblymen Verrelli, Mejia and Houghtaling

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 ¹**[**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 sides¹.

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:

¹Assembly 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 ¹c. 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.¹

18

19 4. This act shall take effect ¹~~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~~¹.