

SENATE, No. 281

STATE OF NEW JERSEY 220th LEGISLATURE

PRE-FILED FOR INTRODUCTION IN THE 2022 SESSION

Sponsored by:

Senator LINDA R. GREENSTEIN

District 14 (Mercer and Middlesex)

SYNOPSIS

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

CURRENT VERSION OF TEXT

Introduced Pending Technical Review by Legislative Counsel.



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:

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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 a dwelling not previously occupied, for
19 which a construction permit has been issued on or after the effective
20 date of P.L. , c. (C.) (pending before the Legislature as this
21 bill), which is intended for residential use by not more than two
22 households, and constructed in a group of two or more attached
23 units.

24

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

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

43

44 4. This act shall take effect on the first day of the seventh
45 month next following enactment, provided that the Commissioner
46 of Community Affairs shall take the anticipatory action necessary to
47 effectuate the provisions of this act.

1 STATEMENT

2

3 This bill, entitled the “New Townhouse Fire Safety Act,” would
4 require the installation of an automatic fire sprinkler system in new
5 townhouses during construction.

6 The bill requires that a construction permit application for a new
7 townhouse would not be declared complete without provisions for
8 the installation of an automatic fire sprinkler system in accordance
9 with the requirements of the bill. The bill defines “new townhouse”
10 as a dwelling not previously occupied, for which a construction
11 permit has been issued after the effective date of the bill, and which
12 is intended for residential use by not more than two households, and
13 constructed in a group of two or more attached units.

14 The bill also directs the Commissioner of Community Affairs to
15 modify the building subcode of the State Uniform Construction
16 Code to require the installation of fire suppression systems in all
17 new townhouses. This modification would require the installation
18 of separate shut-off valves from the domestic water supply and the
19 fire sprinkler water supply.

20 The requirements of this bill would apply to newly constructed
21 townhouses as of the first day of the seventh month after enactment.
22 Accordingly, development plans and building permits approved
23 prior to the bill’s effective date would not be subject to the
24 provisions of the bill.