

SENATE COMMITTEE SUBSTITUTE FOR
SENATE, No. 281

STATE OF NEW JERSEY
220th LEGISLATURE

ADOPTED NOVEMBER 27, 2023

Sponsored by:

Senator LINDA R. GREENSTEIN

District 14 (Mercer and Middlesex)

Senator SHIRLEY K. TURNER

District 15 (Hunterdon and Mercer)

Assemblywoman SHAVONDA E. SUMTER

District 35 (Bergen and Passaic)

Assemblywoman VERLINA REYNOLDS-JACKSON

District 15 (Hunterdon and Mercer)

Co-Sponsored by:

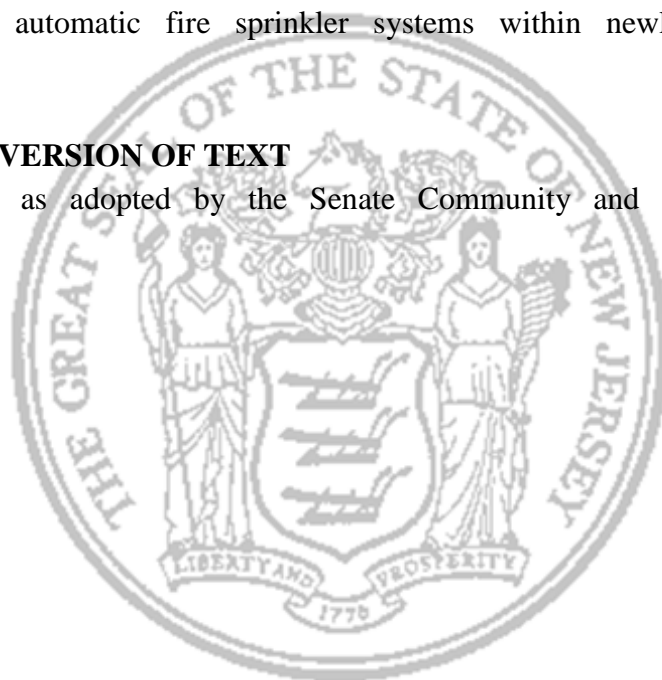
Assemblyman DeAngelo

SYNOPSIS

Concerns automatic fire sprinkler systems within newly constructed townhouses.

CURRENT VERSION OF TEXT

Substitute as adopted by the Senate Community and Urban Affairs Committee.



(Sponsorship Updated As Of: 1/8/2024)

1 **AN ACT** concerning automatic fire sprinkler systems within newly
2 constructed townhouses and supplementing 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
6 State of New Jersey:

7

8 1. a. A newly constructed townhouse subject to the one-and
9 two-family dwelling subcode, adopted by the Commissioner of
10 Community Affairs pursuant to section 5 of P.L.1975, c.217
11 (C.52:27D-123), adopted as N.J.A.C.5:23-3.21, or succeeding
12 subcode, for which an application for a construction permit has not
13 been declared complete by the enforcing agency before the first day
14 of the seventh month next following the date of enactment of
15 P.L. , c. (C.) (pending before the Legislature as this bill),
16 shall be installed with an automatic fire sprinkler system.

17 b. On or before the first day of the fifth month next following
18 the date of enactment of P.L. , c. (C.) (pending before the
19 Legislature as this bill), the Commissioner of Community Affairs
20 shall adopt, pursuant to section 5 of the "State Uniform
21 Construction Code Act," P.L.1975, c.217 (C.52:27D-123) and the
22 "Administrative Procedure Act," P.L.1968, c.410 (C.52:14B-1 et
23 seq.), rules and regulations to amend and supplement, as necessary,
24 the one- and two-family dwelling subcode, and any other necessary
25 components of the State Uniform Construction Code, to establish
26 standards for the design and construction of townhouses to comply
27 with P.L. , c. (C.) (pending before the legislature as this
28 bill). The rules and regulations shall incorporate the provisions of
29 the 2021 International Residential Code, Section R313.1, or any
30 successor model code, for the installation of an automatic fire
31 sprinkler systems.

32 c. As used in this section:

33 "Automatic fire sprinkler system" means an integrated system of
34 underground and overhead piping designed in accordance with fire
35 protection engineering standards and shall include a suitable water
36 supply. The portion of the system above the ground is a network of
37 specially sized or hydraulically designed piping installed in a
38 structure or area, generally overhead, and to which automatic
39 sprinklers are connected in a systematic pattern. The system is
40 generally activated by heat from a fire and discharges water over
41 the fire area.

42 "Townhouse" means a single-family dwelling unit constructed
43 in a group of three or more attached units in which each unit

1 extends from foundation to roof and with a yard or public way on
2 not less than two sides.

3

4 2. This act shall take effect on the first day of the seventh
5 month next following the date of enactment, except that the
6 Commissioner of Community Affairs may take anticipatory action
7 necessary to implement the provisions of P.L. , c. (C.)
8 (pending before the Legislature as this bill).