

[Second Reprint]

ASSEMBLY, No. 96

STATE OF NEW JERSEY
217th LEGISLATURE

INTRODUCED MARCH 16, 2017

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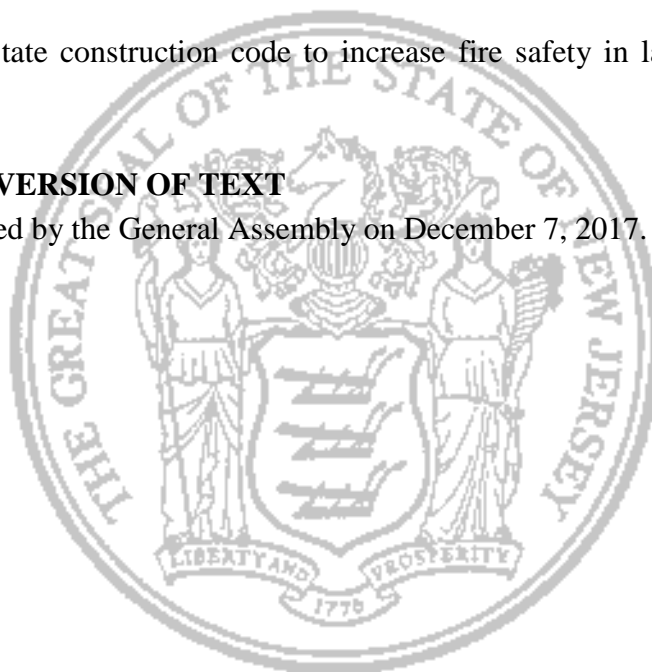
District 19 (Middlesex)

SYNOPSIS

Amends State construction code to increase fire safety in large residential projects.

CURRENT VERSION OF TEXT

As amended by the General Assembly on December 7, 2017.



(Sponsorship Updated As Of: 12/8/2017)

1 AN ACT concerning fire safety for certain types of construction 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. The adoption of ²**[the International Building Code, 2015,]** a
8 model code as the building subcode² by the Commissioner of
9 Community Affairs is modified as follows:

10 a. Notwithstanding the provisions of ²**[section 510 of the**
11 **International Building Code, 2015]** the adopted building subcode²,
12 or any other provision of the code allowing for a horizontal building
13 separation allowance, a building shall not be considered as separate
14 and distinct buildings for the purpose of determining the maximum
15 building height in feet or the number of stories of the building if the
16 building, or a portion of the building, is Residential Group R-1 or
17 R-2; and involves the use of Type III, Type IV, or Type V
18 construction. The number of stories to be used in determining the
19 minimum type of construction for such buildings shall be measured
20 from the grade plane ²or from the lowest level of fire department
21 vehicle access, whichever is lower². ²**[Automatic sprinkler systems**
22 **may be installed in such buildings in accordance with NFPA 13R,**
23 **however, the sprinkler systems shall protect concealed combustible**
24 **spaces consistent with NFPA 13.]²**

25 b. ²**[Whenever an automatic sprinkler system is installed in**
26 **accordance with NFPA 13R in a building comprised, in whole or in**
27 **part, of lightweight wood frame construction:**

28 (1) unprotected and unheated wood-framed attic areas shall be
29 protected by a dry type sprinkler system; and

30 (2) if the building is a multiple dwelling, the sprinkler system or
31 systems shall be monitored for both supervisory and alarm
32 conditions that result in notification of the fire department. **]** R-1 or
33 R-2 buildings of type V construction, that are provided with a fire
34 sprinkler system that complies with the requirements of NFPA 13
35 shall be permitted to use the height and area limitations found in the
36 building subcode of the Uniform Construction Code.²

37 c. ²**[A building, all or a portion of which is of Type V**
38 **construction, and equipped with an automatic sprinkler system**
39 **installed in accordance with NFPA 13R, which results in the**
40 **omission of sprinklers from concealed combustible spaces where**
41 **sprinklers are required under NFPA 13:**

42 (1) **]** R-1 or R-2 buildings of type V construction which are
43 provided with a fire sprinkler system that complies with NFPA

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 ARP committee amendments adopted November 30, 2017.

²Assembly floor amendments adopted December 7, 2017.

1 13R² shall not exceed two stories measured from the grade plane
2 ²]; and

3 (2) shall not exceed a per-story floor area of 10,000 square feet,
4 except as provided in subsection d. of this section **] or from the
5 lowest level of fire department vehicle access, whichever is lower,
6 and shall be permitted to use the area limitations found in the
7 building subcode of the Uniform Construction Code².**

8 ¹The provisions of this subsection shall not apply to a
9 townhouse. For purposes of this subsection, “townhouse” means a
10 single-family dwelling unit constructed in a group of three or more
11 attached units in which each unit extends from the foundation to
12 roof and with open space on at least two sides.¹

13 d. Square footage beyond that authorized under subsection c. of
14 this section may be permitted by constructing a minimum two-hour
15 masonry or concrete fire wall between each attached building.

16
17 2. The Commissioner of Community Affairs shall take
18 whatever administrative actions as are necessary to correct code
19 adoptions to conform them with section 1 of
20 P.L. , c. (C.) (pending before the Legislature as this bill).
21 Whenever the commissioner adopts a code or subcode pursuant to
22 section 5 of P.L.1975, c.217 (C.52:27D-123), the commissioner
23 shall modify the adoption to conform it with the provisions of
24 section 1 of P.L. , c. (C.) (pending before the Legislature as
25 this bill) ²until such time as the commissioner shall determine that
26 the provisions of the model code then proposed for adoption
27 adequately address the hazards of lightweight wood frame
28 construction².

29
30 3. This act shall take effect immediately.