

ASSEMBLY, No. 1656

STATE OF NEW JERSEY

219th LEGISLATURE

PRE-FILED FOR INTRODUCTION IN THE 2020 SESSION

Sponsored by:

Assemblywoman ANNETTE QUIJANO

District 20 (Union)

Assemblywoman ANNETTE CHAPARRO

District 33 (Hudson)

Co-Sponsored by:

**Assemblywoman Jasey, Assemblymen McKeon, Houghtaling,
Assemblywoman McKnight and Assemblyman Danielsen**

SYNOPSIS

Requires fire suppression systems in new single and two family homes.

CURRENT VERSION OF TEXT

Introduced Pending Technical Review by Legislative Counsel.



(Sponsorship Updated As Of: 2/13/2020)

1 **AN ACT** concerning new home fire safety and supplementing the
2 "State Uniform Construction Code Act," 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 State*
6 *of New Jersey:*
7

8 1. This act shall be known and may be cited as the "New Home
9 Fire Safety Act."
10

11 2. As used in this act:

12 "Commissioner" means the Commissioner of Community
13 Affairs.

14 "Fire suppression system" means an engineered or pre-
15 engineered system that suppresses a fire using an extinguishing
16 agent distributed through fixed piping and nozzles that are activated
17 either manually or automatically. The system may include
18 containers, nozzles, controls, automatic detection, manual releases,
19 equipment shut downs, and alarms. In such systems, an
20 extinguishing agent is discharged through fixed pipes and nozzles
21 into or over a potential fire hazard.

22 "Manufactured home" means a unit of housing manufactured in
23 accordance with the standards promulgated for a manufactured
24 home by the Secretary of the United States Department of Housing
25 and Urban Development pursuant to the "National Manufactured
26 Housing Construction and Safety Standards Act of 1974,"
27 Pub.L.93-383 (42 U.S.C. s. 5401 et seq.).

28 "New home" means a dwelling not previously occupied, for
29 which a construction permit has been issued after the effective date
30 of P.L. , c. (C.) (pending before the Legislature as this bill)
31 and intended for residential use by not more than two households,
32 but shall not mean a manufactured home or a dwelling that is not
33 connected to a public water system, as defined by section 3 of
34 P.L.1977, c.224 (C.58:12A-3), the "Safe Drinking Water Act."
35

36 3. a. In any case where a change of occupancy of any building
37 subject to the requirements of section 1 of P.L.1991, c.92
38 (C.52:27D-198.1) is subject to a municipal ordinance requiring the
39 issuance of a certificate of occupancy, certificate of inspection, or
40 other documentary certification of compliance with laws and
41 regulations relating to safety, healthfulness, and upkeep of the
42 premises, no such certificate shall be issued until the municipal
43 officer or agency responsible for its issuance has received a
44 certification from the enforcing agency that the new home is
45 equipped with a fire suppression system that conforms to the
46 requirements promulgated by the commissioner, pursuant to the
47 State Uniform Construction Code and section 4 of P.L. ,
48 c. (C.) (pending before the Legislature as this bill).

1 require a meter for measuring water usage dedicated to fire
2 suppression. The bill permits municipalities and the Commissioner
3 of Community Affairs to each establish a fee that covers the cost of
4 inspection and the issuance of a certificate of occupancy.

5 The requirements of this bill would apply to newly constructed
6 single and two-family homes as of the first day of the seventh
7 month after enactment. Accordingly, development plans and
8 building permits approved prior to the bill's effective date would
9 not be subject to the provisions of the bill.