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

CURRENT VERSION OF TEXT
As amended on May 7, 2015 by the General Assembly pursuant to the Governor's recommendations.

(Sponsorship Updated As Of: 3/17/2015)
AN ACT concerning new home fire safety and supplementing the
(C.52:27D-119 et seq.).

BE IT ENACTED by the Senate and General Assembly of the State
of New Jersey:

1. The Commissioner of the Department of Community Affairs
shall undertake a review to determine whether the Uniform
Commercial Code should be amended to require the installation of
fire suppression systems in all newly constructed townhouses. If
the Commissioner determines that it is appropriate to mandate the
installation of fire suppression systems in newly constructed
townhouses, the Commissioner shall amend the Uniform
Commercial Code accordingly.

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

2. As used in this act:
"Commissioner" means the Commissioner of Community
Affairs.
"Fire suppression system" means an engineered or pre-
engineered system that suppresses a fire using an extinguishing
agent distributed through fixed piping and nozzles that are activated
either manually or automatically. The system may include
containers, nozzles, controls, automatic detection, manual releases,
equipment shut downs, and alarms. In such systems, an
extinguishing agent is discharged through fixed pipes and nozzles
into or over a potential fire hazard.
"Manufactured home" means a unit of housing manufactured in
accordance with the standards promulgated for a manufactured
home by the Secretary of the United States Department of Housing
and Urban Development pursuant to the "National Manufactured
Housing Construction and Safety Standards Act of 1974,"
Pub.L.93-383 (42 U.S.C. s. 5401 et seq.).
"New home" means a dwelling not previously occupied, for
which a construction permit has been issued after the effective date
of P.L. , c. (C. ) (pending before the Legislature as this bill)
and intended for residential use by not more than two households,
but shall not mean a manufactured home or a dwelling that is not
connected to a public water system, as defined by section 3 of

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:
Assembly amendments adopted in accordance with Governor’s
recommendations May 7, 2015.
3. a. In any case where a change of occupancy of any building subject to the requirements of section 1 of P.L.1991, c.92 (C.52:27D-198.1) is subject to a municipal ordinance requiring the issuance of a certificate of occupancy, certificate of inspection, or other documentary certification of compliance with laws and regulations relating to safety, healthfulness, and upkeep of the premises, no such certificate shall be issued until the municipal officer or agency responsible for its issuance has received a certification from the enforcing agency that the new home is equipped with a fire suppression system that conforms to the requirements promulgated by the commissioner, pursuant to the State Uniform Construction Code and section 4 of P.L. , c. (C. ) (pending before the Legislature as this bill).

b. The local governing body having jurisdiction over the enforcing agency or, where the Division of Codes and Standards is the enforcing agency, the commissioner, may establish a fee which covers the cost of inspection and of issuance of the certificate; however, if an inspection is being made and a certificate is being issued evidencing compliance with section 2 of P.L.1991, c.92 (C.52:27D-198.2), the fee authorized therein shall cover the costs of complying with this section.

4. The commissioner shall modify the building subcode of the State Uniform Construction Code to require the installation of fire suppression systems in all new one- and two-family homes pursuant to P.L. , c. (C. ) (pending before the Legislature as this bill). The modification shall require all fire suppression systems to be in compliance with subchapter 10 of chapter 10 of Title 7 of the New Jersey Administrative Code regarding Physical Connections and Cross Connection Control by Containment, and shall require the installation of separate shut-off valves and a meter for measuring water usage dedicated to fire suppression.

5. This act shall take effect on the first day of the seventh month next following the date of enactment of P.L. , c. (C. ) (pending before the Legislature as this bill) and shall not apply to new homes built as part of a development plan or building permit approved on or before the effective date of this act immediately.