Amended by R.1987 d.247, effective June 15, 1987.
See: 18 N.J.R. 1225(a), 19 N.J.R. 1078(a).
New (b) through (k) added with (h) reserved.
Correction to rule, see 19 N.J.R. 1190(a).
Amended by R.1987 d.373, effective September 21, 1987.
See: 19 N.J.R. 1023(a), 19 N.J.R. 1720(a).
(b): deleted condition concerning resident access to rooms above second story.
Amended by R.1989 d.556, effective November 6, 1989.
See: 21 N.J.R. 2431(a), 21 N.J.R. 3453(a).
New (h) and (k) added.
Amended by R.1992 d.104, effective March 2, 1992.
See: 23 N.J.R. 3552(a), 24 N.J.R. 739(a).
Ventilating hood and duct added at (g), supervised system installation requirements added at (h).
Amended by R.1992 d.405, effective October 19, 1992.
See: 24 N.J.R. 1938(a), 24 N.J.R. 3723(b).
Exceptions to A–2 with load over 50 added at 1i and ii.
Amended by R.1993 d.197, effective May 3, 1993.
See: 25 N.J.R. 393(a), 25 N.J.R. 1868(a).
Added (a)2; deleted (c)9 and added new text.
Emergency amendment, R.2000 d.402, effective September 8, 2000 (to expire November 7, 2000).
See: 32 N.J.R. 3647(a)
Added (j); recodified former (j) and (k) as (k) and (*l*); and amended internal references throughout.
Adopted concurrent proposal, R.2000 d.486, effective November 6, 2000.
See: 32 N.J.R. 3647(a), 32 N.J.R. 4310(a).
Readopted provisions of R.2000 d.402 without change.
Administrative correction.
See: 35 N.J.R. 219(d).

**Case Notes**

New construction code requirement for automatic fire suppression system applies to automotive spray paint booth. Sweeney's Auto Body Inc. v. Division of Fire Safety, 96 N.J.A.R.2d (CAF) 37.

### 5:70–4.8 Standpipe system

(a) All buildings having floors used for human occupancy located more than six stories above grade shall be equipped with wet standpipes. Standpipes shall be located and installed in accordance with the New Jersey Uniform Construction Code except as follows:

1. Standpipes shall be capable of accepting a delivery by fire department apparatus of a minimum of 250 gpm at 65 psi to the topmost remote standpipe outlet in buildings equipped throughout with an automatic fire suppression system or a minimum of 500 gpm at 65 psi to the topmost remote standpipe outlet in all other buildings.

2. Hose and hose cabinets shall not be required.

### 5:70–4.9 Automatic fire alarms

(a) An automatic fire alarm system shall be installed as required below in accordance with the New Jersey Uniform Construction Code.

1. In all buildings of Use Group I:

i. Alarm systems in buildings of Use Group I must be supervised.

ii. In buildings of Use Group I–1, smoke detectors that are to be located closer than five feet to a kitchen or bathroom area shall be of photoelectric type only.

2. In all buildings of Use Group R–1 and in R–3 bed and breakfast homestays:

i. In dwelling units or guestrooms, battery-powered single station detectors may be installed, provided that the detectors are maintained in accordance with N.J.A.C. 5:70–3.2(a)5xii, F–515.2.1.

ii. In bed and breakfast homestays of Use Group R–3, the system shall not be required to be supervised or connected to an emergency power supply.

iii. All buildings of Use Group R–1, regardless of the number of units, shall have available at least one portable visual alarm type smoke detector for the deaf or hearing impaired for each 50 units or fraction thereof. The owner may require a refundable deposit for such portable smoke detector not to exceed the value of the smoke detector. Notification of the availability of such devices shall be provided to each occupant.

3. In all buildings of Use Group R–2 as follows:

i. All buildings of Use Group R–2, including multiple dwellings and rooming houses with six or more occupants, shall have approved smoke detection systems located in all interior common areas. Such systems shall be powered by an alternating current (AC) constantly active electric circuit that cannot be deactivated by the operation of any interconnected switching device and shall comply with NFPA 70–93 (National Electrical Code) requirements, except as otherwise provided in this section. Such systems shall be on circuitry that is connected into the building owner's electric meter.

(1) In multiple dwellings six stories or more in height and having 30 or more dwelling units, such systems:

(A) Shall be connected to a supervisory type listed control panel conforming to U.L. 864 requirements and NFPA 72–90 standards, except as otherwise provided in this section;

(B) Shall be powered by an approved emergency power source installed in conformance with NFPA 70–93 (National Electrical Code); and

(C) Shall have a control panel of the multizoned type that will visually indicate the floor or zone from which the alarm is activated, which panel shall be located in accordance with NFPA 72–90 standards or as directed by the local fire subcode official.

ii. A pre-signal alarm feature is not permitted.

iii. The separate zoning of floors in high rise buildings for selective floor evacuation is permitted at the discretion of the fire official.

iv. Alarms shall be located so as to be effectively heard above all other sounds, by all the occupants, in

every occupied space within the building not separated by fire walls having a fire-resistance rating of at least two hours.

v. In dwelling units, approved battery-powered single station detectors may be installed, provided that the detectors are maintained in accordance with N.J.A.C. 5:70–3.2(a)5xii, F–515.2.1.

vi. Smoke detectors that are to be located closer than five feet to a kitchen or bathroom area shall be photoelectric type only.

4. With the approval of the fire protection subcode official, fixed temperature or combination rate-of-rise and fixed temperature heat detectors may be substituted for smoke detectors in those locations where frequent nuisance alarms would be likely to occur. Such building spaces include, but are not limited to, garages, crawl spaces, uninhabitable attics, heater and boiler rooms, laundry rooms, kitchens, restaurant service areas, and other rooms where the ambient temperatures are below 40 degrees Fahrenheit or are above 100 degrees Fahrenheit and/or have a relative humidity either below 20 percent or above 85 percent or where environmental conditions are likely to produce nuisance alarms.

5. Existing common area smoke detection systems that were installed in compliance with this subchapter or with the Regulations Governing Rooming and Boarding Houses or Regulations for the Maintenance of Hotels and Multiple Dwellings and maintained in accordance with N.J.A.C. 5:70–3, for which a construction permit was issued subject to plan review approval, shall be accepted as conforming to this section.

6. In any municipality that enacted an ordinance requiring the installation of smoke detectors in multiple dwellings prior to November 11, 1980, a building fully conforming to the requirements of such ordinance prior to November 12, 1980, shall be deemed to be in either full or partial compliance with the requirements of this section if the fire official determines that the provisions of such ordinance provide reasonable life safety protection to the occupants and that replacement of equipment already installed in conformity with such ordinance would be an undue hardship for property owners.

i. A general determination pursuant to this subsection shall be made by the fire official upon review of the ordinance and separate exceptions shall not then be required for individual properties covered by such general determination.

ii. If a determination is made that full compliance with the ordinance is an acceptable substitute for partial compliance with the requirements of this section, the fire official shall specify all respects in which a building fully complying with the ordinance must be made to comply with this section.

7. In all buildings used as child day care centers, regardless of Use Group.

8. In all buildings of Use Group E up to and including the 12th grade, the system shall consist of:

i. An approved system of automatic smoke detectors; or

ii. An approved automatic fire suppression system equipped with automatic fire alarm devices; or

iii. An approved system which combines the following elements shall be acceptable when devices are located as indicated below:

(1) Combination fixed temperature/rate-of-rise detectors in classrooms and ancillary spaces; and

(2) Photoelectric or projected-beam smoke detectors in exit access corridors and at the top of the exit stair enclosures.

(3) Fixed temperature detectors in such a system shall be accepted in locations such as boiler rooms, garage areas and other spaces in which conditions render other detectors inappropriate.

iv. Existing fire detection systems, installed and maintained in accordance with the manufacturer's recommendations, and meeting the intent of current standards for automatic fire alarms, shall be acceptable, provided:

(1) The existing system is tested, in accordance with the provisions of N.J.A.C. 5:70–3.4(c)6, by an approved service agency competent in the manufactured system, in the presence of the fire official or his designated representative. The fire official may accept a written report of test results in lieu of witnessing the test.

(2) Where a portion of an existing system is not serviceable and cannot be repaired, the existing system shall be replaced in accordance with the provisions of this Code.

(b) An automatic fire alarm system shall not be required in buildings, other than boarding homes of Use Group I–1, equipped throughout with an automatic fire suppression system, a manual fire alarm system and single station smoke detectors located in the immediate vicinity of sleeping areas in accordance with NFiPA 72E or 74 as applicable.

(c) Automatic fire alarm systems required to be supervised by this Code shall employ one of the following methods as determined by the fire official:

1. Approved central station system in accordance with NFiPA 71;

2. Approved proprietary system in accordance with NFiPA 72D;

3. Approved remote station system of the jurisdiction in accordance with NFiPA 72C;

4. Approved local alarm service which will cause the sounding of an alarm in accordance with NFiPA 72A.

Amended by R.1987 d.247, effective June 15, 1987.
See: 18 N.J.R. 1225(a), 19 N.J.R. 1078(a).
(a)2 through (a)4 added.
Amended by R.1987 d.373, effective September 21, 1987.
See: 19 N.J.R. 1023(a), 19 N.J.R. 1720(a).
Deleted day nursery exception at (a)1i(1); added (a)2vi.
Administrative correction to (a)2iv(12).
See: 21 N.J.R. 3085(a).
Amended by R.1989 d.556, effective November 6, 1989.
See: 21 N.J.R. 2431(a), 21 N.J.R. 3453(a).
Exception established at (b).
Amended by R.1993 d.197, effective May 3, 1993.
See: 25 N.J.R. 393(a), 25 N.J.R. 1868(a).
Citation corrected at (a)4iv(1).
Amended by R.1995 d.59, effective March 6, 1995.
See: 26 N.J.R. 4249(a), 27 N.J.R. 891(a).
Amended by R.1996 d.549, effective December 2, 1996.
See: 28 N.J.R. 2111(a), 28 N.J.R. 5070(a).
Amended by R.2002 d.372, effective November 18, 2002.
See: 34 N.J.R. 2636(a), 34 N.J.R. 3958(a).
In (a), added 1ii, amended the N.J.A.C. reference in 2i and 3v and added 3vi.
Administrative correction.
See: 35 N.J.R. 219(d).

**Case Notes**

Apartment building three and one-half stories high was required to have manual fire alarm system. 80–2 De Hart Place v. Department of Community Affairs, 95 N.J.A.R.2d (CAF) 61.

Unabated fire-safety and other violations warranted imposition of $6,750 in penalties against landlord. 804 Ocean v. Community Affairs, 95 N.J.A.R.2d (CAF) 17.

Failure to install a smoke detector violated Uniform Fire Code. Bureau of Housing Inspection, Dept. of Community Affairs v. Taylor, 92 N.J.A.R.2d (CAF) 63.

### 5:70–4.10 Manual fire alarms

(a) A manual fire alarm system, designed and installed in accordance with the Uniform Construction Code, shall be required:

1. In all buildings more than three stories in height having an occupant load of 25 or more;

2. In all buildings of Use Group E up to and including the 12th grade; and

3. In all buildings required to have an automatic fire alarm system in accordance with N.J.A.C. 5:70–4.9, except hotels and multiple dwellings having an occupant load of less than 25 and having less than 10 dwelling units.

Amended by R.1987 d.247, effective June 15, 1987.
See: 18 N.J.R. 1225(a), 19 N.J.R. 1078(a).

**Case Notes**

Failure to install fire alarms and enclose open stairwells was violative of fire codes warranting issuance of abatement order. 111 Halstead Street v. Department of Community Affairs, 95 N.J.A.R.2d (CAF) 77.

Apartment building three and one-half stories high was required to have manual fire alarm system. 80–2 De Hart Place v. Department of Community Affairs, 95 N.J.A.R.2d (CAF) 61.

### 5:70–4.11 Means of egress

(a) Every story utilized for human occupancy having an occupant load of 500 or less shall be provided with a minimum of two exits, except as provided in (b) below. Every story having an occupant load of 501 to 1,000 shall have a minimum of three exits. Every story having an occupant load of more than 1,000 shall have a minimum of four exits.

1. Each mezzanine with an occupant load of more than 50 and in which the travel distance to an exit exceeds 75 feet shall have access to at least two independent means of egress by November 6, 1990.

2. When more than one exit is required, an existing fire escape shall be accepted as providing one of the required means of egress unless judged to be dangerous for use under emergency exiting conditions.

3. Any new fire escapes shall be constructed and installed in accordance with the Uniform Construction Code Formal Technical Opinion No. FTO–3, dated March 1985.

i. Access to a fire escape shall be through a door, except that window access shall be permitted from single dwelling units or guestrooms in Use Groups R–1, R–2 and I–1 or when serving spaces having a maximum occupant load of 10 in other use groups.

4. In all buildings of Use Group E, up to and including the 12th grade, buildings of Use Group I, rooming houses and child care centers, ladders of any type are prohibited on all new and existing fire escapes used as a required means of egress.

5. All occupants shall have unobstructed access to all new and existing fire escapes without having to pass through a room subject to locking.

6. In all bed and breakfast homestays, every sleeping room shall be provided with an approved window having sill height of not more than 44 inches.

7. In dwelling units in basements or stories below grade in buildings of Use Group R–2 that are not equipped throughout with an automatic fire sprinkler system, there shall be at least two exits from each dwelling unit.

i. An approved window providing a clear opening of at least five square feet in area, a minimum net clear opening of 24 inches in height and 20 inches in width, and a sill height of not more than 44 inches above the finished floor, shall be acceptable as one of the required exits.

(b) In buildings having only one exit, the single exit condition shall be permitted to continue as follows:

1. In buildings of Use Group R–3;

2. In all buildings, in the story at the level of exit discharge when the occupant load of the story does not exceed 50 and the exit access travel distance does not exceed 75 feet;

i. Exception to (b)2 above: In buildings of Use Group I and in rooming houses and child care centers, regardless of Use Group, two means of egress shall be required.

3. In buildings of Use Groups R–1 and R–2, from floors that are not more than 16 feet above exterior grade.

i. In community residences for the developmentally disabled, the maximum occupant load, excluding staff, is 12.

4. In buildings of Use Groups R–1 and R–2, not more than two stories in height, from floors that are not more than 16 feet above exterior grade, when there are not more than four dwelling units per floor and the exit access travel distance does not exceed 50 feet. The minimum fire resistance rating of the exit enclosure and of the opening protection shall be one hour.

i. In community residences for the developmentally disabled, the maximum occupant load, excluding staff, is 12.

5. In buildings of Use Group B or S–2, not more than two stories in height, which are not greater than 3000 square feet per floor, when the exit access travel distance does not exceed 75 feet. The minimum fire resistance rating of the exit enclosure and of the opening protection shall be one hour.

6. Open parking structures where vehicles are mechanically parked.

(c) In multi-level dwelling units in buildings of Use Groups R–1 or R–2, an exit shall not be required from each level of the dwelling unit provided that the following conditions are met:

1. The building in which such dwelling units are contained is of type 1 or type 2 construction and the travel distance within the dwelling unit does not exceed 75 feet; or

2. The building in which such dwelling units are contained is not more than three stories in height and all third floor space is part of one or more dwelling units located in part on the second floor and no habitable room within any such dwelling unit shall have a travel distance that exceeds 50 feet from the outside of the habitable room entrance door to the inside of the entrance door to the dwelling unit.

(d) All rooms and spaces having an occupant load greater than 50 or in which the travel distance exceeds 75 feet shall have a minimum of two egress doorways.

1. The following are exceptions to (d) above:

i. Storage rooms having a maximum occupant load of 10;

ii. Classrooms having a maximum occupant load of 75 in buildings equipped throughout with an automatic fire suppression system;

iii. In buildings of Use Group I–2, any patient sleeping room or suite of rooms greater than 1,000 square feet shall have a minimum of two egress doorways.

(e) When buildings of Use Groups A–2 and A–3 have more than two individual rooms which can be used for separate functions and each room has an occupant load of more than 300, the required egress doors from such rooms shall lead directly outside or to an exit passageway.

1. Such passageways shall be completely enclosed by assemblies having a fire-resistance rating of not less than two hours.

2. Such passageways shall not be used for any other purpose and shall lead directly outside.

(f) The capacity of means of egress in each story shall be sufficient for the occupant load thereof.

1. The capacity per unit of egress width shall be computed in accordance with the Table 5:70–4.11(f)1 for the specified use groups.

Table 5:70–4.11(f)1

CAPACITY PER UNIT EGRESS WIDTH

| | Without fire suppression system Number of occupants | | With fire suppression system Number of occupants | |
|---|---|---|---|---|
| Use group | Stairways | Doors, Ramps and Corridors | Stairways | Doors, Ramps and Corridors |
| A | 75 | 100 | 113 | 150 |
| B | 60 | 100 | 90 | 150 |
| E | 75 | 100 | 113 | 150 |
| F | 60 | 100 | 90 | 150 |
| H | — | — | 60 | 100 |
| I-1 | 60 | 100 | 90 | 100 |
| I-2 | 22 | 30 | 35 | 45 |
| I-3 | 60 | 100 | 90 | 150 |
| M | 60 | 100 | 90 | 150 |
| R | 75 | 100 | 113 | 150 |
| S | 60 | 100 | 90 | 150 |

2. The unit of egress width for all approved types of means of egress parts and facilities shall be 22 inches with a credit of one half unit for each 12 inches width in addition to one or more 22 inch units. Fractions of a unit of width less than 12 inches shall not be credited.