



Division of Engineering & Safety

Tentative Rules and Regulations Governing New Occupancies in Frame Buildings

1. Definition.

- (1) Frame building: any building whose exterior wall, excepting door and sash frames, is of wood construction in whole or in part.
- (2) Listed building: a building that is listed in the records of the Department of Labor as having been used for manufacturing purposes by an employer to whom a notice of registration has been issued.

2. General Requirements for Frame Buildings.

- (1) The building shall be in good repair and structurally safe.
- (2) At least two approved means of egress shall be provided.
- (3) Proper sanitary facilities shall be provided.
- (4) Illumination levels and lighting shall conform to requirements.
- (5) The building shall not be utilized above the second story for other than residential purposes.
- (6) Central heating system to be provided with approved firing unit to be enclosed in fire-resistant construction.
- (7) All electrical systems to be installed in accordance with National Electrical Code.
- (8) The allowable number of occupants shall not exceed one person for each 100 square feet of net floor area; no more than 50% of the occupants shall be concentrated in less than 25% of the floor area.
- (9) The new occupancy must be in the low hazard occupancy classification.
- (10) New construction of frame buildings for manufacturing purposes will not be permitted.

3. Additional Requirements for Listed Buildings.

- (1) There shall be no serious fire hazards in connection with either the operations of the new occupancy or external exposure.

4. Additional Requirements for Unlisted Existing Buildings which are being converted for use for manufacturing purposes.

- (1) Except as permitted herein, no building shall be more than two stories in heights.

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- (2) The building shall not have a floor area at either the first or second floor level greater than 2500 square feet within any one fire area with a total limitation of 5000 square feet for the building. Where approved sprinkler protection is provided and the building exterior is accessible on at least two sides, the above areas may be doubled.
- (3) One and two story buildings shall have all voids in the exterior walls filled with incombustible material; inside surfaces of exterior walls shall be covered with plaster or incombustible material of equal fire rating; sheathing and exterior surfaces of exterior walls shall be incombustible materials.
- (4) Egresses from two story buildings shall discharge directly to the exterior and shall be enclosed with approved fire resistive material on the first floor.
- (5) Basements and excavated areas under frame buildings shall have the ceiling under the first floor covered with plaster or equal.
- (6) Occupancy on the first floor of frame dwelling houses, two stories or more in height, shall be permitted provided that the first floor has an area not exceeding 1500 square feet, in which case the provisions of Section 4 (3) do not apply.
- (7) Before manufacturing operations commence, plans of the building must be filed for approval in triplicate and be approved. Filing of plans, specifications, and application for approval of same must be forwarded in person or by mail to:

Division of Engineering and Safety
DEPARTMENT OF LABOR
1 Exchange Place
Jersey City 2, New Jersey

C. George Krueger, Deputy Commissioner of Labor
& Director, Division of Engineering & Safety

Bureau of Engineering
Trenton, New Jersey
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