

ASSEMBLY, No. 3302

STATE OF NEW JERSEY 212th LEGISLATURE

INTRODUCED JUNE 12, 2006

Sponsored by:

Assemblyman MIMS HACKETT, JR.

District 27 (Essex)

SYNOPSIS

Requires use of luminescent materials in exit pathways of high-rise structures.

CURRENT VERSION OF TEXT

As introduced.



1 AN ACT concerning fire safety and supplementing P.L.1983, c.383,
2 the "Uniform Fire Safety Act."

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

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7 1. Pursuant to the authority granted under the "Uniform Fire
8 Safety Act," P.L.1983, c.383 (C.52:27D-192 et seq.) and the "State
9 Uniform Construction Code Act," P.L.1975, c.217 (C.52:27D-119
10 et seq.), the Commissioner of Community Affairs may promulgate
11 rules and regulations to require the use of luminescent materials to
12 mark emergency stairways inside each high-rise structure. For the
13 purposes of this section, a "luminescent material" means a product
14 that glows under conditions of darkness by releasing stored energy
15 obtained from a nonthermal source, not relying on heat, electric, or
16 battery power for performance, and which meets a national or
17 international building or fire safety code or standard. The
18 commissioner shall:

19 a. Determine the appropriate materials required, considering the
20 degree and duration of luminescence needed based on estimated
21 evacuation time, size of the high-rise structure, and other factors, to
22 achieve successful evacuation under conditions of darkness;

23 b. Require that each emergency stairway in certain existing and
24 future high-rise structures be marked in such a way as to
25 accomplish visibility under conditions of darkness, including the
26 visibility of each stair step in an emergency stairway, and the
27 location of exit doors from those emergency stairways;

28 c. Require the use of luminescent materials in a high-rise
29 structure only if the high-rise structure does not have in place
30 smoke lobbies, elevator fire recall systems and backup lighting in
31 emergency stairways.

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33 2. This act shall take effect the first day of the 19th month next
34 following enactment.

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STATEMENT

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39 This bill would require the Commissioner of Community Affairs
40 to promulgate rules and regulations to require that all egress
41 pathways and structures in high-rise buildings be marked and
42 delineated with luminescent materials that would facilitate
43 evacuation of the building under conditions of darkness. As defined
44 in the bill, a "luminescent material" is a product that glows in the
45 dark by releasing stored energy it obtained from a nonthermal
46 source, which does not depend on heat, electric, or battery power
47 for performance. A "high-rise structure" is defined in section 5 of
48 P.L.1983, c.383 (C.52:27D-196) as a building or structure having

1 floors used for human occupancy located either more than six
2 stories or more than 75 feet above the lowest level accessible to a
3 fire department vehicle.

4 The use of glow-in-the-dark materials to highlight egress
5 pathways and structures, such as exit signs, exit doors, stairway
6 steps, handrails, and other essential structures, will increase the
7 chances of building occupants to successfully evacuate in the event
8 of a power failure during a fire or other catastrophe. According to
9 the 9/11 Commission Report, the addition of glow strips to
10 handrails and stairs at the Twin Towers after the 1993 bombing
11 facilitated the successful evacuation of many survivors on 9/11. On
12 that day, the capability of the more sophisticated emergency
13 lighting system failed in several egress areas of the buildings, but
14 the luminescent materials which highlighted the egress pathways in
15 the dark significantly aided the evacuation and saved lives.