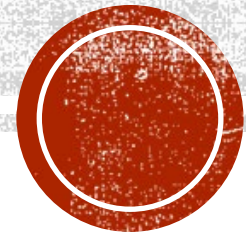




Louis Kilmer, Chief  
Bureau of Fire Code Enforcement

# COMBUSTIBLE LANDSCAPE MATERIALS

2018 International Fire Code, New Jersey Edition

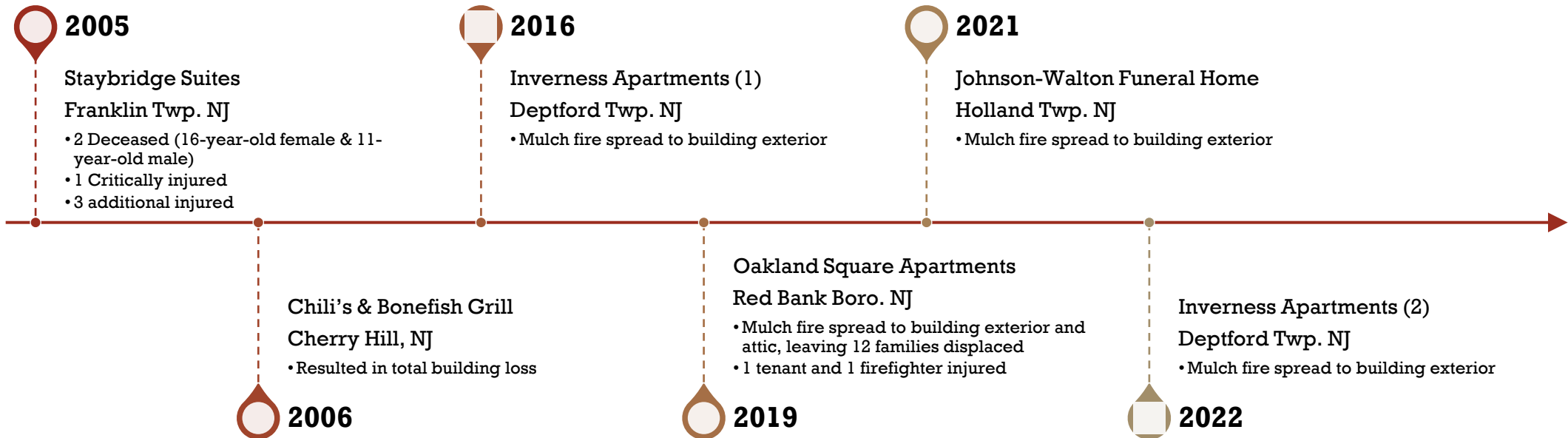


# COMBUSTIBLE LANDSCAPE MATERIAL

- Adopted April 15, 2024
- Operative April 15, 2025
  - One year was provided between the adoption and date the provisions will actually be enforced.
  - This time is being used to educate business and property owners on how and where the provisions will be applied.



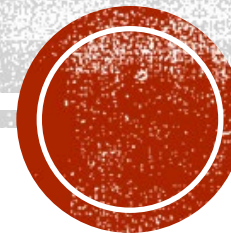
# RECENT HISTORY







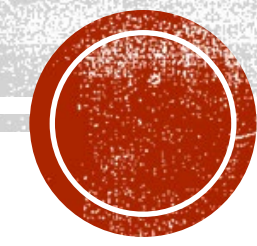
**JUNE 12, 2016**  
**DEPTFORD, NJ**







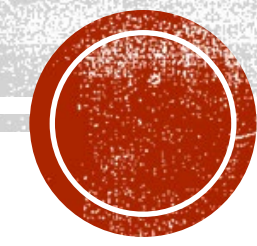
**JUNE 12, 2016**  
**DEPTFORD, NJ**







**JUNE 12, 2016**  
**DEPTFORD, NJ**







**APRIL 28, 2022 DEPTFORD, NJ**





**APRIL 28, 2022 DEPTFORD, NJ**



# **N.J.A.C. 5:70-3, 305.6 LANDSCAPE MATERIALS**

The use of combustible landscape materials, such as wood-based mulch products, is prohibited in any of the following conditions:

1. Within 18 inches of any building or structure;
2. Within 18 inches of a deck, porch, balcony, or any other portion of the building constructed of combustible material; or
3. Within 18 inches of any designated smoking area defined in Section 310.2.





**N.J.A.C. 5:70-3, 305.6**  
**LANDSCAPE MATERIALS**

**Exceptions:**

- 1. Live plant material such as shrubs, flowers and trees provided that they are not beneath a combustible overhang with less than 6 feet of clearance.**
- 2. Non-combustible building or structure exteriors that have no combustible components or trim with less than 3 feet clearance from grade.**
- 3. Fire-resistant mulch.**





**MASONRY FOUNDATION, WITH  
COMBUSTIBLE BUILDING LESS  
THEN 3' ABOVE GRADE**





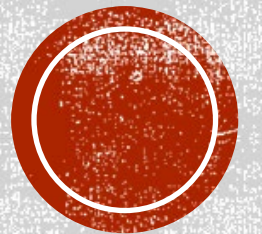


**MASONRY FOUNDATION, WITH  
COMBUSTIBLE BUILDING  
LESS THEN 3' ABOVE GRADE**





# NONCOMBUSTIBLE BUILDING AND TRIM







# **NONCOMBUSTIBLE BUILDING AND TRIM**





# **COMBUSTIBLE TRIM AT GRADE**





**N.J.A.C. 5:70-3, 305.7  
EXISTING MATERIALS**

This provision shall become operative on April 15, 2025, all occupancies subject to this code shall remove all combustible landscape materials that are located within 18 inches of the foundation of any building or structure or in the area of any designated smoking area. This product may be replaced with non-combustible materials such as stone or sand.





# TIPS FOR LANDSCAPERS, PROPERTY MANAGERS, AND BUILDING OWNERS

- Keep wood mulch 18" away from combustible exteriors of buildings such as wood or vinyl siding. Don't put mulch against a building.
- Maintain a clear dirt area or use materials such as pea stone or crushed rock for the first 18" as a barrier around the foundation of a building.
- Provide proper receptacles for smoking materials at entrances to buildings (place at least 36" away from the building) and in designated smoking areas. Emptied at least weekly and do not mulch these areas.
- Train maintenance staff to watch for mulch fires, especially when mulch is fresh or weather is very hot and dry or windy.







# ADDITIONAL PHOTOS (HOTEL)







# ADDITIONAL PHOTOS (HOTEL)







# **ADDITIONAL PHOTOS (HOTEL)**

**THIS PHOTO IS FROM THE FRONT OF THE BUILDING, YOU CAN SEE THE SPACE BETWEEN THE BUILDING EXTERIOR AND THE MULCH BED IS WHERE THE MASONRY EXTERIOR ENDS. UNDERNEATH AND BEHIND THE MASONRY EXTERIOR ARE COMBUSTIBLE COMPONENTS. DANGER WAS MINIMIZED BY USING PEA GRAVEL INSTEAD OF MULCH.**







# **ADDITIONAL PHOTOS (HOTEL)**

**THIS PHOTO IS FROM THE REAR OF THE  
BUILDING. THE DELINEATION, IS COVERED,  
HOWEVER THE DANGER OF COMBUSTIBLE  
MULCH WITHIN 18 INCHES OF COMBUSTIBLE  
COMPONENTS DOES EXIST.**







**ADDITIONAL PHOTOS  
(MULTIPLE DWELLING)**





**ADDITIONAL PHOTOS  
(MULTIPLE DWELLING)**





**ADDITIONAL PHOTOS  
(MULTIPLE DWELLING)**





**ADDITIONAL PHOTOS  
(MULTIPLE DWELLING)**





**ADDITIONAL PHOTOS  
(MULTIPLE DWELLING)**



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**QUESTIONS OR  
COMMENTS?**

