



**City of Long Branch  
Office of the Fire Official**  
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## **MULCH REGULATIONS**

The following are part of the new regulations as it pertains to not placing mulch within 18 inches of certain dwellings or buildings:

The New Jersey State Fire Code for mulch does not take effect until April 15, 2025, or exactly one year from the date they were approved (April 15, 2024):

When the Regulations take effect on April 15, 2025, the following are exempted:

- One (1) and two (2) family and attached single-family homes (true townhouses are considered attached single-family homes)
- Buildings made of concrete, such as warehouses.

**Condominiums and apartment buildings are NOT exempt.**

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.

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. 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 noncombustible materials such as stone or sand.

I hope this was helpful to you.

*Fred Fritz*