

SENATE, No. 3504

STATE OF NEW JERSEY
219th LEGISLATURE

INTRODUCED MARCH 9, 2021

Sponsored by:

Senator BOB SMITH

District 17 (Middlesex and Somerset)

Co-Sponsored by:

Senator Diegnan

SYNOPSIS

Requires certain newly constructed warehouses to be solar-ready buildings.

CURRENT VERSION OF TEXT

As introduced.



(Sponsorship Updated As Of: 3/11/2021)

1 AN ACT concerning solar energy generation on warehouses and
2 supplementing P.L.1975, c.217 (C.52:27D-119 et seq.).
3

4 **BE IT ENACTED** by the Senate and General Assembly of the State
5 of New Jersey:
6

7 1. a. Any newly constructed warehouse for which an application
8 for a construction permit has not been declared complete by the
9 enforcing agency before July 1, 2022, shall be a solar-ready building.

10 b. The Department of Community Affairs shall adopt, pursuant to
11 section 5 of the "State Uniform Construction Code Act," P.L.1975,
12 c.217 (C.52:27D-123) and the "Administrative Procedure Act,"
13 P.L.1968, c.410 (C.52:14B-1 et seq.), rules and regulations
14 establishing standards for the design and construction of solar-ready
15 buildings. The rules and regulations shall incorporate the provisions
16 of the 2018 International Energy Conservation Code, Appendix CA,
17 and any successor model code, concerning solar-ready zones.

18 c. For the purposes of this section:

19 "Solar-ready building" means a building that includes a solar-ready
20 zone.

21 "Solar-ready zone" means a section of a roof or building overhang
22 designated and reserved for the future installation of a solar
23 photovoltaic or solar thermal system, which is at less 40 percent of the
24 roof area calculated as the horizontally projected areas minus the area
25 covered by skylights, occupied roof decks, vegetative roof areas, and
26 mandatory access or set back areas required by the State Uniform
27 Construction Code, or as otherwise provided in the 2018 International
28 Energy Conservation Code, Appendix CA, and any successor model
29 code, concerning solar-ready zones.

30 "Warehouse" means any building, room, structure, or facility of at
31 least 100,000 square feet used primarily for the storage of goods
32 intended for sale.
33

34 2. This act shall take effect immediately.
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37 STATEMENT
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39 This bill would require that certain warehouses constructed on or
40 after July 1, 2022 be solar-ready buildings.

41 The bill would require any newly constructed warehouse for
42 which an application for a construction permit has not been
43 declared complete by the enforcing agency before July 1, 2022 to be
44 a solar-ready building. For the purposes of the bill, a "warehouse"
45 is defined as any building, room, structure, or facility of at least
46 100,000 square feet used primarily for the storage of goods intended
47 for sale.

S3504 B.SMITH

1 The bill directs the Department of Community Affairs to adopt
2 rules and regulations establishing standards for the design and
3 construction of solar-ready buildings. The rules and regulations
4 would incorporate the provisions of the 2018 International Energy
5 Conservation Code, Appendix CA, and any successor model code,
6 concerning solar-ready zones. As used in the bill, “solar-ready
7 zone” means a section of a roof or building overhang designated
8 and reserved for the future installation of a solar photovoltaic or
9 solar thermal system, which is at least 40 percent of the roof area
10 calculated as the horizontally projected areas minus the area
11 covered by skylights, occupied roof decks, vegetative roof areas,
12 and mandatory access or set back areas required by the State
13 Uniform Construction Code, or as otherwise provided in the 2018
14 International Energy Conservation Code, Appendix CA, and any
15 successor model code, concerning solar-ready zones.