

# SENATE, No. 580

## STATE OF NEW JERSEY 220th LEGISLATURE

PRE-FILED FOR INTRODUCTION IN THE 2022 SESSION

**Sponsored by:**

**Senator SAMUEL D. THOMPSON**

**District 12 (Burlington, Middlesex, Monmouth and Ocean)**

**SYNOPSIS**

Requires Commissioner of Community Affairs to establish building safety inspection program for older buildings.

**CURRENT VERSION OF TEXT**

Introduced Pending Technical Review by Legislative Counsel.



1 AN ACT establishing building safety inspection program for older  
2 buildings and supplementing P.L.1975, c.217 (C.52:27D-  
3 119 et seq.).  
4

5 **BE IT ENACTED** by the Senate and General Assembly of the State  
6 of New Jersey:  
7

8 1. a. The Commissioner of Community Affairs shall establish a  
9 building safety inspection program for buildings and structures that  
10 have been in existence for more than 40 years. The commissioner  
11 shall establish minimum requirements, guidelines, and criteria for  
12 the building safety inspection program. Inspections conducted  
13 under the program shall be for the purpose of: confirming the  
14 structural soundness of the load bearing components of a building  
15 or structure, and determining the general structural condition of a  
16 building or structure and of any part, material, or assembly of a  
17 building or structure which affects the safety of the building or  
18 structure. The commissioner shall exempt single-family homes and  
19 federal government-owned buildings from the requirements of the  
20 program established pursuant to this subsection, and may also  
21 exempt certain other classes of buildings and structures from the  
22 program.

23 b. The Department of Community Affairs shall enforce the  
24 building safety inspection program. The department shall schedule  
25 initial inspections under the building safety inspection program over  
26 a period of no more than five years, and may prioritize the  
27 scheduling of initial inspections of buildings and structures under  
28 the program established pursuant to subsection a. of this section  
29 based upon relevant criteria identified by the commissioner, which  
30 may include, but shall not be limited to, the age and size of a  
31 building or structure, the type and number of violations previously  
32 issued for a building or structure, and the receipt of complaints  
33 about a building or structure. The department shall schedule  
34 subsequent inspections at five-year intervals, and may conduct  
35 inspections in conjunction with or independently from other  
36 inspections, including but not limited to inspections otherwise  
37 required by the "Hotel and Multiple Dwelling Law," P.L.1967, c.76  
38 (C.55:13A-1 et seq.).

39 c. If an inspection identifies any required repairs or  
40 modifications, the owner shall have a total of 150 days from the  
41 date of the notice of required repairs or modifications to complete  
42 the identified repairs or modifications, which shall be executed in  
43 conformance with the requirements of the "State Uniform  
44 Construction Code Act," P.L.1975, c. 217 (C. 52:27D-119 et seq.).

45 d. The Commissioner of Community Affairs shall promulgate  
46 rules and regulations pursuant to its rule-making authority under the  
47 "Administrative Procedure Act," P.L.1968, c.410 (C.52:14B-  
48 1 et seq.) in order to effectuate the purposes of this section.

1       2. This act shall take effect immediately.

2

3

4

STATEMENT

5

6       This bill would require the Commissioner of Community Affairs  
7 to establish a building safety inspection program for buildings and  
8 structures that have been in existence for more than 40 years. The  
9 commissioner would establish minimum requirements, guidelines,  
10 and criteria for the building safety inspection program for the  
11 purpose of: confirming the structural soundness of the load bearing  
12 components of a building or structure, and determining the general  
13 structural condition of a building or structure and of any part,  
14 material, or assembly of a building or structure which affects the  
15 safety of the building or structure. The bill would exempt single-  
16 family homes and federal government-owned buildings from this  
17 program, and authorize the commissioner to exempt certain classes  
18 of buildings and structures from this program.

19       The Department of Community Affairs (DCA) would be  
20 responsible for enforcing the building safety inspection program.  
21 The bill would require DCA to schedule initial inspections under  
22 the building safety inspection program over a period of no more  
23 than five years. The bill allows DCA to prioritize the scheduling of  
24 initial inspections of buildings and structures under this program  
25 based upon relevant criteria identified by the commissioner, which  
26 may include, but shall not be limited to, the age and size of a  
27 building or structure, the type and number of violations previously  
28 issued for a building or structure, and the receipt of complaints  
29 about a building or structure. The bill provides that subsequent  
30 inspections under this program would be conducted at five-year  
31 intervals.

32       If an inspection under this program identifies any required  
33 repairs or modifications, the bill would require an owner to  
34 complete any necessary repairs or modifications identified by a  
35 program inspection within 150 days of the date of the notice of  
36 required repairs or modifications.