

SENATE, No. 3636

STATE OF NEW JERSEY

221st LEGISLATURE

INTRODUCED SEPTEMBER 19, 2024

Sponsored by:

Senator JOSEPH P. CRYAN

District 20 (Union)

SYNOPSIS

Requires cyclical inspection of parking structures.

CURRENT VERSION OF TEXT

As introduced.



1 AN ACT concerning the structural integrity of parking structures and
2 supplementing chapter 27D of Title 52 of the Revised Statutes.

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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. a. The owner of a parking structure shall engage a
8 professional engineer to inspect the structural integrity of the
9 parking structure at least once within five years of the effective date
10 of this section, and thereafter, at least once every five years
11 following the most recent inspection conducted pursuant to this
12 section. The inspections conducted pursuant to this section shall be
13 designed to ensure that the parking structure meets the structural
14 integrity specifications required for the loads and uses for which the
15 parking structure was designed and is to be used. The professional
16 engineer shall prepare and deliver a report on the structural integrity
17 of the parking structure to the owner within 30 business days of
18 conducting an inspection.

19 b. The owner of a parking structure shall submit to the
20 Department of Community Affairs a copy of a report on the
21 structural integrity of a parking structure within 14 days of receipt
22 of a report from a professional engineer pursuant to subsection a. of
23 this section.

24 c. The department shall identify the parking structures in this
25 State that are subject to the provisions of this section, and shall
26 notify the owner of a parking structure who has not submitted a
27 report on the structural integrity of a parking structure of the
28 requirements of this section. The department shall allow an owner
29 an additional 30 days, following the date the department notifies an
30 owner of the requirements of this section, within which the owner
31 may submit a report to the department. The department shall notify
32 the owner of the parking structure of the department's power to
33 close a parking structure that has not been inspected as required
34 pursuant to this section.

35 d. The department may close a parking structure, or portions
36 thereof, if either the parking structure fails inspection, or the owner
37 fails to submit a report to the department within the time limitations
38 afforded pursuant to this section. The department shall allow an
39 owner to reopen a parking structure that has been closed pursuant to
40 this section, following the department's receipt of a professional
41 engineer's report indicating that the parking structure passed the
42 engineer's structural integrity inspection of the parking structure.

43 e. As used in this section, "Professional engineer" means a
44 person who is legally authorized to practice professional
45 engineering in this State, as provided by P.L.1938, c.342 (C.45:8-27
46 et seq.), which person has attained five or more years of experience
47 conducting structural evaluations, inspections, or both.

