

ASSEMBLY, No. 3352

STATE OF NEW JERSEY 219th LEGISLATURE

INTRODUCED FEBRUARY 25, 2020

Sponsored by:

Assemblyman JAMES J. KENNEDY

District 22 (Middlesex, Somerset and Union)

SYNOPSIS

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

CURRENT VERSION OF TEXT

As introduced.



(Sponsorship Updated As Of: 2/22/2021)

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:
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7 1. a. Any newly constructed warehouse for which an
8 application for a construction permit has not been declared
9 complete by the enforcing agency before July 1, 2020, shall be a
10 solar-ready building.

11 b. The Department of Community Affairs, in consultation with
12 the Department of Environmental Protection, shall adopt, pursuant
13 to the "Administrative Procedure Act," P.L.1968, c.410 (C.52:14B-
14 1 et seq.), rules and regulations establishing standards for the design
15 and construction of solar-ready buildings. The rules and regulations
16 shall include, but need not be limited to:

17 (1) the required surface area of a roof that must be left free from
18 obstruction for the purpose of installing solar panels;

19 (2) the roof load capacity required to hold solar panels; and

20 (3) a requirement that a building contain pathways for routing
21 electrical conduit or plumbing from the roof to the electrical service
22 panel or hot water system.

23 c. For the purposes of this section:

24 "Solar panel" means an elevated panel or plate, or a canopy or
25 array thereof, that captures and converts solar radiation to produce
26 power, and includes flat plate, focusing solar collectors, or
27 photovoltaic solar cells.

28 "Solar-ready building" means a building that incorporates design
29 elements, as specified by the Department of Community Affairs,
30 which allow for the installation of rooftop solar panels and, if the
31 structure or building is intended to use hot water, a solar water
32 heating system.

33 "Solar water heating system" means a system which uses solar
34 energy as the primary means of heating water.

35 "Warehouse" means any building, room, structure, or facility of
36 at least 10,000 square feet used primarily for the storage of goods
37 intended for sale.
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39 2. This act shall take effect immediately.
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42 STATEMENT
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44 This bill would require that all warehouses constructed on or
45 after July 1, 2020 be solar-ready buildings.

46 For the purposes of the bill, a "warehouse" is defined as any
47 building, room, structure, or facility of at least 10,000 square feet
48 used primarily for the storage of goods intended for sale. The term

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1 “solar-ready building” is defined as a building that incorporates
2 design elements that allow for the installation of rooftop solar
3 panels and, if the structure or building is intended to use hot water,
4 a solar water heating system. The bill would require the
5 Department of Community Affairs, in consultation with the
6 Department of Environmental Protection, to adopt rules and
7 regulations establishing standards for the design and construction of
8 solar-ready buildings.