

# 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.).

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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. 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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#### 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.