

SENATE ENVIRONMENT AND ENERGY COMMITTEE

STATEMENT TO

SENATE, No. 3504

STATE OF NEW JERSEY

DATED: MAY 11, 2021

The Senate Environment and Energy Committee favorably reports Senate Bill No. 3504.

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

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