

# ASSEMBLY, No. 2399

## STATE OF NEW JERSEY 220th LEGISLATURE

INTRODUCED FEBRUARY 7, 2022

**Sponsored by:**

**Assemblyman BENJIE E. WIMBERLY**

**District 35 (Bergen and Passaic)**

**SYNOPSIS**

Creates program for installing standby emergency power generators in new senior housing.

**CURRENT VERSION OF TEXT**

As introduced.



1 AN ACT concerning the provision of electricity in new residential  
2 construction for seniors and supplementing P.L.1975, c.119  
3 (C.52:27D-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. Any newly-constructed residential multiple dwelling in  
9 which at least 90 percent of the units will be occupied by seniors,  
10 and for which an application for a construction permit has not been  
11 declared complete by the enforcing agency before the effective date  
12 of P.L. , c. (C. ) (pending before the Legislature as this bill),  
13 shall be equipped with a standby emergency power generator.

14 b. (1) Any standby emergency power generator installed  
15 pursuant to this section shall be operated in compliance with  
16 requirements for such generators in accordance with regulations  
17 adopted by the Department of Environmental Protection.

18 (2) A standby emergency power generator installed pursuant to  
19 this section shall be checked weekly, tested under load monthly,  
20 and serviced in accordance with generally accepted engineering  
21 practices by the manager or operator of the multiple dwelling units.

22 (3) A standby emergency power generator installed pursuant to  
23 this section shall be operated only when necessary to provide power  
24 to multiple dwellings housing seniors in order to protect their  
25 general health and welfare which would be under substantial risk in  
26 a continued power outage.

27 c. For the purposes of this section, "seniors" means those  
28 persons 62 years of age or older.

29 d. The Department of Community Affairs shall promulgate  
30 rules and regulations pursuant to its rule-making authority under the  
31 "Administrative Procedure Act," P.L.1968, c.410 (C.52:14B-  
32 1 et seq.) in order to effectuate the purposes of this act.  
33

34 2. This act shall take effect immediately.  
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37 STATEMENT  
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39 This bill creates a standard under the State Uniform Construction  
40 Code for those newly-constructed residential multiple dwellings in  
41 which at least 90 percent of the units will be occupied by seniors,  
42 and for which an application for a construction permit has not been  
43 declared complete by the enforcing agency before the effective date  
44 of the bill, requiring such housing units or complexes to be  
45 equipped with standby emergency power generators. Seniors are  
46 defined under the bill as persons age 62 or older.

**A2399 WIMBERLY**

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1       The bill directs that the use of standby emergency power  
2 generators required under the bill is to comport with the regulations  
3 of the Department of Environmental Protection concerning air  
4 pollution and are to be tested regularly.