



Legislation Details (With Text)

File #: 23-1402 **Version:** 1 **Name:** Ordinance: Amending Title 18, Chapter 3, requiring Emergency Back-up Generators for Apartment Buildings or Housing Units with 40 or more units (PC)
Type: Ordinance **Status:** Adopted
File created: 8/21/2023 **In control:** Municipal Council and City Clerk
On agenda: 9/7/2023 **Final action:** 10/4/2023

Title: AN ORDINANCE AMENDING TITLE 18, HOUSING CODE, CHAPTER 3, RESPONSIBILITIES OF OWNERS/OPERATORS, SECTION 1, DWELLINGS: RESPONSIBILITY OF OWNER AND OPERATOR FOR GENERAL, OF THE REVISED GENERAL ORDINANCES OF THE CITY OF NEWARK, NEW JERSEY, 2000, AS AMENDED AND SUPPLEMENTED, ESTABLISHING SECTION 1.101(a)(5) REQUIRING AN EMERGENCY BACK UP GENERATOR FOR APARTMENT BUILDINGS OR HOUSING UNITS WITH (40) OR MORE UNITS.

Sponsor(s): Council Member, Patrick O. Council

Sponsors: Patrick O. Council

Indexes:

Code sections:

Date	Ver.	Action By	Action	Result
10/4/2023	1	Municipal Council	Close on Public Hearing and Adopt	Pass
9/20/2023	1	Municipal Council	Adopt on First Reading	Pass
9/7/2023	1	Municipal Council	Advance to First Reading	Pass

AN ORDINANCE AMENDING TITLE 18, HOUSING CODE, CHAPTER 3, RESPONSIBILITIES OF OWNERS/OPERATORS, SECTION 1, DWELLINGS: RESPONSIBILITY OF OWNER AND OPERATOR FOR GENERAL, OF THE REVISED GENERAL ORDINANCES OF THE CITY OF NEWARK, NEW JERSEY, 2000, AS AMENDED AND SUPPLEMENTED, ESTABLISHING SECTION 1.101(a)(5) REQUIRING AN EMERGENCY BACK UP GENERATOR FOR APARTMENT BUILDINGS OR HOUSING UNITS WITH (40) OR MORE UNITS.

Sponsor(s): Council Member, Patrick O. Council

WHEREAS, the Municipal Council on behalf of the City of Newark wishes to increase home safety measures for Newark residents as a result of power outages in large residential apartment buildings/housing units present a danger to the occupants and have caused the need for the installation of an emergency backup generator in case of an emergency; and

WHEREAS, the City wishes to establish a required Emergency Back Up Generator for apartment buildings or housing units with forty (40) or more units; and

WHEREAS, the Municipal Council finds and declares the following amendments to the Revised General Ordinances of the City of Newark, New Jersey, 2000, are deemed necessary for the safety of residents within the City of Newark.

NOW, THEREFORE, BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE CITY OF NEWARK, NEW JERSEY, THAT:

[Deletions are indicated by ~~strikethrough~~, additions are indicated by **bold and underline**.]

SECTION 1. Title 18, Housing Code, Chapter 3, Responsibilities of Owners/Operators, Section 1, Dwellings: Responsibility of Owner and Operator for General, of the Revised General Ordinances of the City of Newark, New Jersey, 2000, is amended and supplemented, to read as follows:

CHAPTER 3, Dwellings: Responsibility of Owners/Operators

§ 18:3-1.101(a)(5) EMERGENCY SERVICE PLAN; OWNER RESPONSIBILITY; FILING OF PLAN; RESPONSIBILITY FOR MAINTENANCE; HEARING; PENALTY.

5. DEFINITION

EMERGENCY GENERATOR

A standby generator is a back-up electrical system that operates automatically. Within seconds of a utility outage an automatic transfer switch senses the power loss, commands the generator to start and then transfers the electrical load to the generator.

- (a) The emergency backup generator must be included in the emergency service plan that is filed with the Director of the Department of Engineering in the City of Newark.**
- (b) A description of the procedure to maintain the emergency backup generator must be included in the filing with the Director of the Department of Engineering in the City of Newark.**
- (c) The names, addresses, and telephone numbers of the repair companies that have agreed to service said generator if it is in need of repairs.**
- (d) The emergency plan on file must include provisions for yearly inspections by certified trainers and examinations of the emergency backup generator.**

SECTION 2: This Ordinance shall take effect upon final passage and publication in accordance with the laws of the State of New Jersey.

SECTION 3: Codification. This Ordinance shall be a part of the Code of the City of Newark as though codified and fully set forth therein. The City Clerk shall have this Ordinance codified and incorporated in the official copies of the Code. The City Clerk and the Corporation Counsel are authorized and directed to change any Chapter, Article and/or Section number of the Code of the City of Newark in the event that the codification of this Ordinance reveals that there is a conflict between the numbers and the existing Code, and in order to avoid confusion and possible accidental repealers of existing provisions not intended to be repealed.

STATEMENT

This Ordinance amends Title 18, Housing Code, Chapter 3, Responsibilities of Owners/Operators, Section 1, Dwellings: Responsibility of Owner and Operator for General, establishing Section 1.101(a)(5) requiring an emergency back up generator for apartment buildings or housing units with (40) or more units.