CHAPTER 26

EDUCATIONAL FACILITIES

Authority

N.J.S.A. 18A:7G-5k, 18A:7G-13 and 18A:7G-26; and P.L. 2000, c. 72 (N.J.S.A. 18A:7G-15), P.L. 2007, c. 137 and P.L. 2008, c. 39.

Source and Effective Date

R.2007 d.81, effective February 9, 2007. See: 38 N.J.R. 4533(a), 39 N.J.R. 899(a).

Chapter Expiration Date

Chapter 26, Educational Facilities, expires on February 9, 2012.

Chapter Historical Note

Chapter 26, Educational Facilities, was adopted as R.2001 d.367, and Subchapter 2, Long-Range Facilities Plans, was recodified from N.J.A.C. 6:23-2, Subchapter 3, Capital Project Review, was recodified from N.J.A.C. 6:23A-2, Subchapter 11, County Vocational School District Facilities Rehabilitation Fund, was recodified from N.J.A.C. 6:23A-4, Subchapter 12, Operation and Maintenance of Facilities, was recodified from N.J.A.C. 6:22-9, Subchapter 13, Applications for Retroactive Funding of Projects, was recodified from N.J.A.C. 6:23A-3, Subchapter 15, State School Facilities Documents was recodified from N.J.A.C. 6:23A-6, and Subchapter 17, Appeals, was recodified from N.J.A.C. 6:23A-7 by R.2001 d.367, effective October 1, 2001. See: 33 N.J.R. 1809(a), 33 N.J.R. 3482(a).

Subchapter 9, Capital Reserve Accounts, was repealed by R.2006 d.361, effective October 2, 2006. See: 38 N.J.R. 2333(a), 38 N.J.R. 4178(b).

Chapter 26, Educational Facilities, was readopted as R.2007 d.81, effective February 9, 2007. As a part of R.2007 d.81, Subchapter 11, County Vocational District Facilities Rehabilitation Fund, was renamed County Vocational School District Facilities Rehabilitation Fund, effective March 19, 2007. See: Source and Effective Date. See, also, section annotations.

Subchapter 18, Section 15 Grants for Regular Operating Districts, Including County Vocational School Districts, was adopted as special new rules by R.2009 d.2, effective November 25, 2008. See: 41 N.J.R. 309(a)

Subchapter 18, Section 15 Grants for Regular Operating Districts, Including County Vocational School Districts, was readopted as R.2010 d.111, effective May 24, 2010. See: 41 N.J.R. 4371(a), 42 N.J.R. 1166(b).

Subchapter 19, Management of a School Facilities Project by a Schools Development Authority (SDA) District, was adopted as new rules by R.2011 d.108, effective April 4, 2011. See: 42 N.J.R. 2353(a), 43 N.J.R. 830(a).

CHAPTER TABLE OF CONTENTS

SUBCHAPTER 1. GENERAL PROVISIONS

6A:26-1.1 Purpose and applicability of rules

6A:26-1.2 Definitions

SUBCHAPTER 2. LONG-RANGE FACILITIES PLANS

6A:26-2.1 Responsibilities of school district

6A:26-2.2 Completion of long-range facilities plans

6A:26-2.3 Review and approval of long-range facilities plans

6A:26-2.4 (Reserved)

SUBCHAPTER 3. CAPITAL PROJECT REVIEW

6A:26-3.1 Initiation of a capital project

6A:26-3.2 School facilities projects

6A:26-3.3 Review and approval of school facilities projects

6A:26-3.4 Calculation of preliminary eligible costs for school facilities projects

6A:26-3.5 Determination of final eligible costs for Authority school facilities project

6A:26-3.6 Determination of final eligible costs for nonauthority school facilities projects

6A:26-3.7 Local support of school facilities projects

6A:26-3.8 Determination of State support for school facilities projects

6A:26-3.9 Design and construction of Authority school facilities projects

6A:26-3.10 Design and construction of non-Authority school facilities projects

6A:26-3.11 ECPA school district community early childhood education facilities projects

6A:26-3.12 Initiation of other capital projects 6A:26-3.13 Acquisition of land by school districts

6A:26-3.14 Review, approval, and use of temporary facilities

6A:26-3.15 Demonstration projects

6A:26-3.16 Emergency stabilization and emergent projects

6A:26-3.17 Insurance, damages awards, gifts, grants, other private sources of funds, and municipal surplus

SUBCHAPTER 4. MANAGEMENT OF CAPITAL PROJECTS

6A:26-4.1 Capital projects fund

6A:26-4.2 Use of capital projects fund to account for a capital project funded in part or in whole by school bonds, short term notes, or pre-EFCFA lease purchase agreements of greater than five years duration

6A:26-4.3 Use of capital projects fund to account for a school facilities project not funded in part or in whole by school bonds or short term notes

6A:26-4.4 Options where there are insufficient funds to complete a capital project

6A:26-4.5 Over-expending a capital project

6A:26-4.6 Unexpended bond proceeds

6A:26-4.7 Oversight of non-Authority constructed school facilities projects

6A:26-4.8 Bidding and awarding of contracts for non-Authority capital projects

6A:26-4.9 Submission of change orders for non-Authority projects

6A:26-4.10 Change orders for Authority school facilities projects

SUBCHAPTER 5. REVIEW OF CAPITAL PROJECTS FOR EDUCATIONAL ADEQUACY

6A:26-5.1 General provisions

6A:26-5.2 Educational specifications

6A:26-5.3 Schematic plans and other related project documents

6A:26-5.4 Detailed plans and specifications and final plans and specifications

6A:26-5.5 Fee schedule

6A:26-5.6 Capital projects not subject to educational adequacy review

SUBCHAPTER 6. PLANNING AND CONSTRUCTION STANDARDS FOR SCHOOL FACILITIES

6A:26-6.1 Application of the Uniform Construction Code

6A:26-6.2 Exceptions

6A:26-6.3 Educational facility planning standards

6A:26-6.4 Educational facility planning standards for school facilities housing preschool students

6A:26-6.5	Private schools for disabled students and schools for
	disabled students operated by the New Jersey De-
	partment of Human Services

SUBCHAPTER 7. LAND ACQUISITION, SCHOOL CLOSING, AND LAND DISPOSAL

- 6A:26-7.1 Approval of the acquisition of land
- 6A:26-7.2 Approval of the acquisition of land in certain school districts under the auspices of the Authority
- 6A:26-7.3 Approval for the acquisition of existing facilities
- 6A:26-7.4 Approval for the disposal of land, including rights or interest therein, or improvements thereon
- 6A:26-7.5 Approval for the closing of a school facility

SUBCHAPTER 8. TEMPORARY SCHOOL FACILITIES

6A:26-8.1 Temporary facilities standards

SUBCHAPTER 9. (RESERVED)

SUBCHAPTER 10. LEASE PURCHASE AND LEASE AGREEMENTS

- 6A:26-10.1 Use of lease purchase agreements
- 6A:26-10.2 Costs of lease purchase agreements of five years or less
- 6A:26-10.3 Approval of lease purchase agreements for improvements or additions to school facilities
- 6A:26-10.4 Contents of lease purchase agreement of five years or
- 6A:26-10.5 Contents of ground lease
- 6A:26-10.6 Approval procedures to refinance a lease purchase agreement
- 6A:26-10.7 Approval procedures for a defeasance of lease purchase agreements
- 6A:26-10.8 Lease purchase agreements entered into prior to July 18, 2000
- 6A:26-10.9 Approval of lease agreements of facilities to be used for school purposes
- 6A:26-10.10 Limitation on multivear leases of facilities
- 6A:26-10.11 Public hearing for leases of facilities in excess of five years

SUBCHAPTER 11. COUNTY VOCATIONAL SCHOOL DISTRICT FACILITIES REHABILITATION FUND

- 6A:26-11.1 County vocational school district facilities rehabilitation fund
- 6A:26-11.2 Application for funds

SUBCHAPTER 12. OPERATION AND MAINTENANCE OF FACILITIES

- 6A:26-12.1 Facilities maintenance requirements
- 6A:26-12.2 Policies and procedures for school facility operation
- 6A:26-12.3 Health facilities, equipment and supplies
- 6A:26-12.4 Safe drinking water
- 6A:26-12.5 Eye protection in schools

SUBCHAPTER 13. APPLICATIONS FOR RETROACTIVE FUNDING OF PROJECTS

6A:26-13.1 General provisions

SUBCHAPTER 14. WITHHOLDING OF STATE SUPPORT FOR NON-COMPLIANCE

6A:26-14.1 Withholding of State support for non-compliance

SUBCHAPTER 15. STATE SCHOOL FACILITIES DOCUMENTS

6A:26-15.1 Right-to-know requests

SUBCHAPTER 16. CERTIFIED EDUCATIONAL FACILITIES MANAGER

6A:26-16.1 Certified educational facilities manager

SUBCHAPTER 17. APPEALS

6A:26-17.1 Appeals of Commissioner's determinations

SUBCHAPTER 18. SECTION 15 GRANTS FOR REGULAR OPERATING DISTRICTS, INCLUDING COUNTY VOCATIONAL SCHOOL DISTRICTS

- 6A:26-18.1 Purpose
- 6A:26-18.2 Definitions
- 6A:26-18.3 Eligibility for section 15 grants for RODS, not including county vocational school districts
- 6A:26-18.4 Funding options for school facilities project in RODs, other than county vocational school districts, which are not awarded a section 15 grant
- 6A:26-18.5 Deadlines for submission of section 15 grant applications for RODs, not including county vocational school districts
- 6A:26-18.6 Section 15 grants for county vocational school district school facilities projects

SUBCHAPTER 19. MANAGEMENT OF A SCHOOL FACILITIES PROJECT BY A SCHOOLS DEVELOPMENT AUTHORITY (SDA) DISTRICT

- 6A:26-19.1 Purpose
- 6A:26-19.2 Definitions
- 6A:26-19.3 Determination of eligibility by the Commissioner
- 6A:26-19.4 Notification of SDA districts
- 6A:26-19.5 Limitation of applicability of subchapter

SUBCHAPTER 1. GENERAL PROVISIONS

6A:26-1.1 Purpose and applicability of rules

These rules are adopted by the New Jersey State Board of Education to implement Sections 1 to 12, 57 and 58 of the Educational Facilities Construction and Financing Act (EFCFA), P.L. 2000, c.72, and to implement P.L. 2000, c.43, as well as to consolidate, conform and update other rules relating to educational facilities in this State. These rules are adopted in order to ensure that the educational facilities in the State are safe, healthy and educationally adequate to support the delivery of the thorough and efficient education to which all students are entitled, as defined by the Core Curriculum Content Standards. These rules apply to all district boards of education "districts" in the State. To the extent these rules are inconsistent with any other rules in Titles 6 and 6A of the New Jersey Administrative Code, these rules shall take precedence.

Amended by R.2007 d.81, effective March 19, 2007. See: 38 N.J.R. 4533(a), 39 N.J.R. 899(a). Deleted second sentence.

6A:26-1.2 Definitions

As used in this chapter, unless the context clearly indicates otherwise, the following words and terms shall have the following meanings:

