

Draft Roadmap: Listening Session Notes

October 26, 2021

Stretch Code

- If a stretch code is implemented, is the state going away from one universal code for the whole state?
 - Darren Port – it could be issued as a **voluntary** statewide stretch code – if municipalities that want to use it want to incentivize it – they can. Through tax abatement, density bonus, etc.
 - Kai Palmer-Dunning – the idea is one base code for all jurisdictions and a single optional, uniform stretch code, **not** a la carte (each jurisdiction cannot change the stretch code as they adopt it)
- Why is there a draft report that says we should go to a stretch code? Have we had the opportunity to debate?
 - Kai – the roadmap isn't a clear-cut recommendation for the state to follow. It's an example of what the state can do. NEEP has seen success in other states, not necessarily what NJ will do, it's an option that the state can have.

Rehab Code

- NJ in adopting the IECC has eliminated any existing building sections, because NJ has a unique rehab code not based on IECC. This rehab code preceded the International Existing Buildings Code
- The rehab subcode is based on the assumption that it requires nothing in existing buildings until owner **voluntarily** does work – repair, change in occupancy, etc.
- Rehab code renovation work does not necessarily have to address structural changes, it could be mechanical system; requirements would have to be proportional to the voluntary work. The rehab subcode looks at **proportionality**, and **payback periods** that are within reason for the additional cost.