

NJ ZEB Meeting – July 27, 2021

- 2050 Statewide Goals: 100% clean energy by 2050, 80% reduction of GHG by 2050 → 90% building electrification
 - Roadmap is broad – recognize there are more details
- Purpose of roadmap – advancing zero energy code development, improving code administration, enforcement, and compliance, and taking actionable next steps (based off of the recommendations of the survey sent out a few months ago)
- High-Level Goals: Based on EMP, GWRA, etc. → Action(s): based on survey responses from stakeholders → Timeline/Priority: When should actions start or accomplished by?

- Adopt a zero energy building code: possible actions...
 - NJDCA, DCA, and BPU coordinate to establish zero energy code adoption timeline for new construction
 - Timeline not set yet – welcome discussion around this
 - Legislation to amend the uniform Construction Code to allow for the adoption of stretch energy code that charges the Department of Community Affairs with developing and promulgating it
 - Legislation for state to adopt a code that is different from the ICC code
 - Currently the state cannot adopt stretch code for new construction
 - Adopt stretch code
 - Conduct research and analysis of grid impacts from building electrification and electric vehicles
 - Conduct a lifecycle cost analysis of zero energy buildings
- Discussion on possible actions:
 - Why has NJ never adopted a IGCC code?
 - Many parts are not enforceable... does not fit in with uniform construction code umbrella. Hard for an official to track it.
 - “Stretch” code may be too specific... different wording (anything above minimum code) and list stretch codes as an example
 - 2021 – baseline code that we are trying to move to will have many people pushing against it...
 - Making net-zero an option for any builder
 - Consider that... the deeper the stretch code, the greater the backlash in the legislative arena
 - Codes can shape buyer demand. In CA, solar is on the list for buyers (similar to a granite countertop)
 - Codes reflect demand
 - Can municipalities encourage builders with incentives and looking at zoning?

- Establishing transparent benchmarking and energy labeling: possible actions...

- Work with real estate industry to create home energy labels for residential properties and reporting mechanisms for Multiple Listing Service (MLS) Databases
- Improve the reporting of energy efficiency features during the home appraisal process
- Discussion on possible actions:
 - Vermont has successfully implemented a voluntary energy labeling system
 - NEEP helped Montpelier pass legislation to require energy labels when selling homes
 - Also Portland has been doing labeling
 - Does NJ Natural Gas have data on home energy that we can include in this roadmap?
 - Some realtors can be defensive about the labeling, especially for the realtors who have properties with low scores.
- Establish mechanisms to increase building efficiency in existing buildings: possible actions...
 - Develop energy efficiency and electrification updates to the Rehabilitation (Existing buildings) Subcode
 - Provide resources and model municipal ordinance language for Building Energy Performance Standards
 - Expand of utility incentives for whole building performance, building electrification technology, and weatherization
 - Conduct research and analysis on the existing building retrofit market
 - Identify ways to coordinate state financing initiatives for building decarbonization
 - Provide additional energy efficiency and electrification funding for LMI communities
- Discussion on possible actions:
 - Building performance standards are used for commercial buildings over a certain size to ensure there are reducing their energy over 5, 10 years.
 - At the municipal level, not the state level
 - Uniform construction code prevents municipalities from adjusting the code... they have to enforce the exact code that was passed.
 - This would require legislation to benchmark and requiring buildings to reduce energy over time
 - For utility incentives: Incorporate that other new technologies should also be approved → don't limit to just electrification
 - Understand annual energy burden for LMI communities
 - NJ cost test will be refreshed
- Build state-funded projects and buildings to a high-performance standard: possible actions...
 - Implement "Lead by Example" initiatives for state-owned/financed buildings

- Showing the market WHY the state is taking a leading role
- Discussion on possible actions:
 - Setting targets for GHG emissions
 - Falls under the umbrella of “Lead by Example” initiative
 - Capital planning committee = stakeholders here
 - Perusing Energy STAR certified buildings
 - Only 635 in the whole state
 - Energy efficiency efforts on state buildings
 - Building electrification model – Treasury/Princeton report
- Increase compliance of mandated building and energy codes: possible actions...
 - Expand energy code training opportunities
 - Develop electronic permitting/virtual inspections capacity
 - Develop and improve energy efficiency-focused workforce training programs
- Discussion on possible actions:
 - Efficiency-focused workforce training working groups – BPU has already started two - one focused on workforce development and one focused on equity
 - Kristen Pruitt (I think I caught the correct name?) is leading both of these working groups
- Adopt more stringent appliance standards: possible actions...
 - Develop resources on the importance of appliance standards for codes
 - Pass appliance standards legislation
- Discussion on possible actions:
 - Optimism that this would pass in the Senate
 - Bipartisan support