

January 2025

Note: The comments below are taken from listening sessions, draft markups, and email correspondence. They are not exhaustive, but they are documented in detail from these sources. To protect the confidentiality of some participants, we've identified organizations but not individuals. The comments from stakeholders at listening sessions were not recorded by name.

DISCLAIMER: The compiled comments have not been transcribed verbatim, and were summarized to the best of the ability of note takers, which leaves room for potential error. If you have any questions, need any additional information, or believe a comment is misrepresented, please contact the Project Facilitators: NEEP and the Rutgers Center for Green Building.

Collected comments on the New Jersey Zero Energy Buildings Roadmap Draft from October 7, 2021 along with earlier comments from listening and brainstorming sessions

#	Comments	Roadmap Draft Section	Made By	Date	Response/reference
1	How can stakeholders still participate in development?	General	Stakeholder Comment	3/25/2021	Listening sessions for the ZEB Roadmap were held on: 10/26/2021; 1/22/2022 ; and 3/30/2022 with: Home Builders, Fuel Gas Merchants/Utilities, Renter Associations, EE Equity Groups, Environmental Groups. We received and reviewed feedback from other stakeholders through May 2023 and stakeholder input will continue to inform future drafts of the Roadmap
2	How does the IgCC work with IECC?	General	Stakeholder Comment	3/25/2021	IECC covers only energy; IgCC covers a lot more topics, including water, site assessment, waste, materials
3	Existing building codes?	General	Stakeholder Comment	3/25/2021	Yes, there is an international existing building code and others that address existing buildings
4	Could NJ adopt the code and would it help it achieve zero energy codes? What other code adoption tools/strategies are needed?	General	Stakeholder Comment	3/25/2021	Yes, it would help NJ on this pathway. Envelope provisions essentially get you to a zero energy ready building (zero energy before renewables applied to make up remaining annual load). 2021 IECC doesn't include electrification measures
5	Looking at other policies and stretch codes, what should NJ do?	General	Stakeholder Comment	3/25/2021	Stretch codes are a key code adoption tool to get to ZEB. NJ has uniform construction code from 1977 act
6	Current electricity is fossil fuel heavy, natural gas has lower impact, if we want ZEB that are all electric, what is being done to the grid to help reach this goal?	General	Stakeholder Comment	3/25/2021	There is a renewable energy portfolio standard in NJ which addresses the amount of renewable energy on the grid, eventually will move toward 100% renewable power for NJ
7	How is the BPU interfacing with agencies (DEP, DCA) in terms of code adoption	General	Stakeholder Comment	3/25/2021	This collaborative facilitates interface between these agencies.
8	What impact will the appliance bill have regarding improving building efficiency as opposed to requiring all electric buildings/building electrification	General	Stakeholder Comment	3/25/2021	Appliance standards bill is not intended to replace what is being done on electrification side of buildings, just that standards related to appliances help to reduce the plug load in homes and buildings, so as that load goes down there is a lot of savings.

9	What's the goal of this study and, once completed, how do you expect it to help NJ decarbonize?	General	Stakeholder Comment	3/25/2021	<p>Study will tell us in detail where there may be some compliance issues if any and the extent to whether these are systematic</p> <ul style="list-style-type: none"> ▪ It will benchmark our compliance against other states ▪ Energy models in the study will provide us an estimate that would be attributable to code compliance measures that could be employed as a result and as guided by the study ▪ Following recommendations drawn from the study will help discover energy savings
10	Are there standards for ground and air sourced heat pumps?	General	Stakeholder Comment	3/25/2021	Yes there are, NEEP drafted these standards, happy to answer questions about these or shoot me an email and we can connect you with our ASHP team
11	Is there a resource that shows GHG emissions on the grid from past years as well as into the future towards reaching 2050 goal?	General	Stakeholder Comment	3/25/2021	Global warming response act report does show GHG emissions by sector for NJ
12	Ratepayer study, what is the basis on the comment that this will be a lower cost for ratepayers?	General	Unknown	3/25/2021	issues across the region trying to phase out fossil fuels or gas completely, such as Brookline MA which was struck down by the AG
13	Electrification is a good goal regarding decarbonization, but in the short term there will be a price to be paid in abandoning natural gas unless there is a simultaneous reduction in electric rates	General	Natural Resources Defense Council (NRDC)	3/25/2021	The clean energy transition is doubtless very complicated with various trade-offs to be considered. The NJ BPU is studying these issues and reports are publicly available at https://www.nj.gov/bpu/newsroom/reports/
14	As part of the roadmap will we be making recommendations on the IECC 2021?	General	Stakeholder Comment	3/25/2021	Up to stakeholders, if you want to make strengthening amendments, adoption of the zero energy appendices, that can certainly be part of the short term goals of the roadmap
15	Keeping analysis in sync with where the policy is headed is important. Timing is important and pace is critical so outcomes are what are desired. Pushing towards electrification. Balancing load increases with renewable energy coming onto the grid.	General	NJ Nat Gas	3/25/2021	The clean energy transition is doubtless very complicated with various trade-offs to be considered. The NJ BPU is studying these issues and reports are publicly available at https://www.nj.gov/bpu/newsroom/reports/
16	Have you looked at how different respondents responded to same question?	General	NJ Division of Rate Council	4/21/2021	Yes, we have pulled this out and as we finish analyzing more we will share all of the analysis and data with you.
17	About stretch codes: what exactly are we talking about?	General	Stakeholder Comment	4/21/2021	Stretch codes are generally 10-15% more energy efficient than base code. Only 1 zero energy stretch code in the region (DC), though many (MA, ME, NY) are looking into it, and the path taken in NJ (whether zero energy or a stepped approach) will be decided by stakeholders.

18	What are the specifics of the code adoption cycle, and would it be easier for DCA to also have legislation that also tells you to do a stretch code at the same time? Current legislation being considered would require electrification in buildings.	General	New Jersey Department of Environmental Protection (DEP)	4/21/2021	Response from DCA: UCC adopts model codes, we can fall back to previous standard if we wish, but there has to be precedent. The scope of the energy code states that it is supposed to conserve energy but EV charging increases energy use in a building. This isn't in a model code for us to adopt, so we can't adopt it unless legislation changes, which may happen. NJ is a home rule state, having a uniform code creates consistency and was intentional. 2021 IECC will raise efficiencies by 8-14% which will be an engineering construction challenge.
19	This is only for new construction, correct?	General	NJ Buildings Association	5/25/2021	Yes
20	Has ASHRAE 90.1 proposed electric building ready amendments?	General	Rutgers Center for Green Building	5/25/2021	Not much but ASHRAE 90.1-2022 likely will include more
21	Timelines should reflect commercial codes as well	General	Rutgers Center for Green Building	5/25/2021	Roadmap Recommendations Table reflects commercial codes
22	New construction vs. existing buildings, should they be addressed sequentially or simultaneously?	General	MaGrann Associates NJ	5/25/2021	These can be done simultaneously
23	EE and electrification for LMI communities and utility incentives - should have a focus on the multifamily residences as well and be sure to tie all work to utility incentives to support those communities	General	Consultant with Raikin	5/25/2021	To be addressed by proposed ECC code compliance subcommittee
24	How will codes play a role in the energy efficiency of a building and moreover the grid?	General	NJ Buildings Association	6/29/2021	https://www.njspotlight.com/2021/05/interconnection-delays-big-problem-impeding-solar-growth-new-jersey-state-wants-fix/
25	I believe municipalities would also need permission to reference and adopt a stretch code	Goals and Recommendations	MaGrann Associates NJ	7/9/2021	See Section 3 The NJ ZEB Roadmap of Draft Roadmap (7/31/23)
26	Multifamily needs to be specifically called out as it may reference either residential or non-residential codes. In general, standard developed with either single family residential or traditional commercial construction in mind often do not fit or address the nuances of multifamily, yet multifamily is often the fastest growing sector, especially for low income. This comment applies across the board – please always look for opportunities to ensure MF is being adequately included. It represents the best scenario for ZEB at scale when it comes to buildings people live in!	Goals and Recommendations	MaGrann Associates NJ	7/9/2021	To be addressed by proposed ECC code compliance subcommittee
27	Expand use of third party energy efficiency certification programs as a code compliance path – including credentialed third party implementation/verification/testing	Establish transparent benchmarking and energy labeling.	MaGrann Associates NJ	7/9/2021	To be addressed by proposed ECC code compliance subcommittee
28	Create better options for younger code enforcement professionals as a career – the aging of the existing code enforcement workforce is not secret and a real issue. Also emphasizes need for increased use of third party programs as a code compliance pathway with third party verification (see previous comment).	Increase compliance of mandated building and energy codes	MaGrann Associates NJ	7/9/2021	To be addressed by proposed ECC workforce subcommittee
29	Need additional research coupled with consumer education on use of new high efficiency technologies (such as inverter based heat pumps (ductless minisplits, etc.), induction cooktops, smart thermostats, etc). Just installing them or getting consumers to buy or move into them is not enough to ensure a positive real time experience and realization of savings.	Adopt more stringent appliance standards	MaGrann Associates NJ	7/9/2021	To be addressed by proposed ECC subcommittee

30	The EMP had twin goals of 100% clean energy and an 80% reduction in GHGs by 2050. This should also be included, along with a reference to NJDEP Global Warming Response Act 80x50 report which has a whole chapter dedicated to decarbonizing New Jersey's building stock.	Introduction	DEP	7/14/2021	Included in Section 1 Introduction of Draft Roadmap (7/31/23)
31	This roadmap builds on Goal 3.3 of the EMP which lists the actions related to code development necessary to achieve zero-energy buildings. What is needed is a roadmap based on timelines and action items based on priorities, and the agencies/offices that need to be involved in those specific action items.	Goals and Recommendations	DEP	7/14/2021	See Section 3 The NJ ZEB Roadmap of Draft Roadmap (7/31/23)
32	The roadmap should also include a list of existing actions that the various agencies are already undertaking, the timeline/schedule of these actions and how they would contribute to the code development process outlined in the roadmap – for example there is no mention of (1) the work being done out of Rutgers Green Buildings – BPU ECC project and how that fits into the larger plan, or (2) BPU's commercial buildings benchmarking efforts.	Goals and Recommendations	DEP	7/14/2021	Benchmarking Included in Section 2 Background of Draft Roadmap (7/31/23). Energy code compliance study developed by Rutgers and BPU is also noted in the Roadmap in Section 3 under action items for the New Building Base Code Path for 2023.
33	This timeline is not aggressive enough, and does not position NJ to be a leader on climate in the building sector.	Timeline Table	DEP	7/14/2021	The ECC will facilitate further discussion on draft recommendations.
34	Very weak language, change to requirements.	Timeline Table	DEP	7/14/2021	The ECC will facilitate further discussion on draft recommendations.
35	Why voluntary? NJ's climate and energy goals require conversion of the building sector to electric. Future codes need to be mandatory. Consider the recent P.L. 2021, c.171, which Governor Murphy signed on 7/9/21 which requires DCA to release a statewide municipal ordinance that mandates EV installation in development as a model.	Goals and Recommendations	DEP	7/14/2021	The ECC will facilitate further discussion on draft recommendations.
36	I would think we'd want the ability to develop and adopt any type of new code – not just voluntary stretch codes.	Goals and Recommendations	DEP	7/14/2021	Section 2B The Uniform Construction Code of Draft Roadmap (7/31/23) refers to the UCC and NJ current code development process.
37	An incentive program should be put into place that gets muni's to adopt the stretch code	Goals and Recommendations	DEP	7/14/2021	The ECC will facilitate further discussion on draft recommendations.
38	Beyond expanding incentives for building electrification, the current NJBPU CEP incentive structure needs to be reworked to phase out fossil fuel incentives. Also as discussed in the EMP and the 80x50 report we noted that propane and heating oil should be prioritized initially for incentives.	Establish mechanisms to increase building efficiency in existing buildings.	DEP	7/14/2021	The ECC will facilitate further discussion on draft recommendations.
39	"Establish mechanisms to increase building efficiency in existing buildings." - This is a stated Goal	Establish mechanisms to increase building efficiency in existing buildings.	Unknown	7/20/2021	This quote is taken directly from Section 3.3.3 of Governor Murphy's Energy Master Plan, and referenced in the Roadmap in Appendix A.
40	Revise as follows: Develop energy efficiency updates (Basic Requirements) and electrification amendments (Supplementary Requirements) to the Rehabilitation (existing buildings) Subcode, making full use of triggers for proportional requirements. Note that the Rehabilitation Subcode is not based on nationally vetted model codes, can be amended at any time, and does not require stretch code legislation.	Establish mechanisms to increase building efficiency in existing buildings.	Unknown	7/20/2021	Section 2G NJ Rehabilitation Code of Draft Roadmap (7/31/23) discusses current Rehab Code

41	What does Multiple Listing Service (MLS) Databases this mean? Which labels? There are examples out there. Do you have something specific in mind?	Code Adoption Timelines	Rutgers Center for Green Building	10/22/2021	A Multiple Listing Service (MLS) is a tool to help real estate brokers. This tool includes information on energy labels. These labels help residents better understand their home's energy system and identify appropriate energy efficiency upgrades for energy and cost savings and maintaining healthy home environments. The labeling process identifies the most effective efficiency measures for a particular property, assisting the resident in prioritizing measures that will have the biggest impacts on health and cost savings.
42	For home appraisal process - there is an existing ANSI standard for this and other approaches that could be adopted.	Code Adoption Timelines	Rutgers Center for Green Building	10/22/2021	Disclosing home energy use is a useful tool for improving information in real estate transactions.
43	Appending stretch code to Energy Subcode - Did DCA say they would allow that? We also discussed yesterday investigating the incorporation of stretch codes into designated Redevelopment zones/agreements.	Stretch Code Path Actions	Rutgers Center for Green Building	10/22/2021	The Roadmap includes a description of what the UCC and DCA's authority in building codes. There may be some grey areas.
44	Suggest including examples of BEPS for (mostly) existing construction such as: Washington DC Philadelphia NYC Boston In some cases, multifamily is fully included, in others based on size or other criteria	Regional Stretch Energy Code Examples	MaGrann Associates NJ	10/22/2021	This will be added to the Roadmap Appendix.
45	Is intention to go away from all fossil fuel combustion?	General	Stakeholder Comments-Listening Session	10/26/2021	The Governor's office of climate and council has introduced an Energy Master Plan. This is in alignment with the goals highlighted in the EMP and related EO series issued in February 2023.
46	Regarding the stretch code, is the state going away from one universal code for the whole state ?	General	Stakeholder Comments-Listening Session	10/26/2021	The intention is to have a single base code for all jurisdictions and a single, optional stretch code that is uniform and cannot be changed as each jurisdiction adopts it.
47	An alternative or addition to building performance standard?	General	Stakeholder Comments-Listening Session	10/26/2021	Yes, this is an addition to building performance standards. This is in tandem with the existing BPS.
48	If policy of adopting BPS – if certain types of existing buildings upgraded, if that enforcement through rehab code, then there would have to be a significant amendment. Rehab subcode based on assumption that it requires nothing in existing buildings until owner voluntarily does work – repair, change in occupancy, etc. work So now if BPS becomes a policy objective in NJ and enforced through enforcement of rehab code there will have to be significantly amended - not triggered by any voluntary action as per rehab code	General	Stakeholder Comments-Listening Session	10/26/2021	See Section 2G of Roadmap on the Rehabilitation Subcode

49	Why are single family homes exempt from requirement? Is this new?	General	Stakeholder Comments-Listening Session	10/26/2021	It is not clear to what this refers.
50	The cake seems baked – stretch code – you presented a document with a stretch code – why do you want to recommend that to the BPU when we just had a discussion on what it means. Why is there a draft report that says we should go stretch code. Have we had the opportunity to debate. Why is there a hard stop on stakeholder engagements.	General	Stakeholder Comments-Listening Session	10/26/2021	The Roadmap is not a definitive prescription, but rather is a living document. The current roadmap is an illustration of what the state may be capable of implementing.
51	Do you have a predisposition to stretch codes coming in if you saw this in other states?	General	Stakeholder Comments-Listening Session	10/26/2021	Several jurisdictions in the region have adopted stretch codes and this may be a possibility for New Jersey as well
52	When BPU brought in RMI, they had serious stakeholder meetings, listened to all opinions supposedly but came out with what they proposed and came in with in the beginning So we have skepticism about process and goals because of last time	General	Stakeholder Comments-Listening Session	10/26/2021	To date NEEP has hosted 3 stakeholder meetings on the NJ ZEB Roadmap and we look forward to continue to work with stakeholders whose input will inform further revisions of roadmap
53	Define what is zero energy – what is a zero energy building – what are we actually working towards?	General	Stakeholder Comments-Listening Session	10/26/2021	Multiple definitions exist. US DOE definition: "An energy-efficient building where, on a source energy basis, the actual annual delivered energy is less than or equal to the on-site renewable exported energy." https://www.energy.gov/sites/default/files/2015/09/f26/bto_common_definition_zero_energy_buildings_093015.pdf
54	The state doesn't have enough information to yet establish a zero energy code adoption timeline.	General	Stakeholder Comments-Listening Session	1/22/2022	The Roadmap proposes an adoption timeline
55	Stretch Codes cannot be adopted under the current Uniform Construction Code and if so, they would create a patchwork of code adoption standards across the state.	General	Stakeholder Comments-Listening Session	1/22/2022	Stretch codes would be limited to one option (at least initially), so that there would only be two options across the state - the baseline code, or the stretch code.
56	The state does not have enough information about grid impacts to implement electrification requirements in codes	General	Stakeholder Comments-Listening Session	1/22/2022	The Grid Optimization group of the NJ BPU is studying this question and the state of New Jersey is making investments and adopting policies to optimize the grid for building electrification, as is PJM, the regional grid operator.

57	<p>The state should take a more gradual approach to building decarbonization using what's currently been adopted by the state and a focus on slow transition to renewable energy.</p>	<p>General</p>	<p>Stakeholder Comments- Listening Session</p>	<p>1/22/2022</p>	<p>Highly efficient, zero combustion housing also tends to have a variety of important health, comfort, and resilience benefits. (better ventilation and improved air quality, better envelopes provide safety during extreme weather, etc) New affordable housing in New Jersey, funded by NJHMFA, already requires Energy Star certification and offers Green Points for additional measures. Programs can be developed to support the development of affordable housing and reduce energy bills for low income households. Rate reform to protect low-income energy bills in all-electric buildings, should also likely be considered. Current inefficient housing disproportionately impacts low-income individuals and communities of color. Indeed, the American Council for an Energy-Efficient Economy (ACEEE) recently released an updated analysis on household energy burdens (i.e. those that pay more than 6% of income on energy bills) and found that high energy burdens remain a persistent national challenge. ACEEE finds groups like Black, Hispanic, older adults (65+), renters, and low-income multifamily building residents have disproportionately higher energy burdens than the median household. Specifically in the mid-atlantic region (NJ, NY, and PA) the median average for low-income energy burden is 9.6% while the regional median is 3.4%</p>
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58	Stretch Codes and Electrification requirements would create further inequity in lower income communities that can't afford to adopt more expensive mandates.	General	Stakeholder Comments-Listening Session	1/22/2022	<p>Highly efficient, zero combustion housing also tends to have a variety of important health, comfort, and resilience benefits. (better ventilation and improved air quality, better envelopes provide safety during extreme weather, etc)</p> <p>New affordable housing in New Jersey, funded by NJHMFA, already requires Energy Star certification and offers Green Points for additional measures.</p> <p>Programs can be developed to support the development of affordable housing and reduce energy bills for low income households. Rate reform to protect low-income energy bills in all-electric buildings, should also likely be considered.</p> <p>Current inefficient housing disproportionately impacts low-income individuals and communities to color.</p> <p>Indeed, the American Council for an Energy-Efficient Economy (ACEEE) recently released an updated analysis on household energy burdens (i.e. those that pay more than 6% of income on energy bills) and found that high energy burdens remain a persistent national challenge. ACEEE finds groups like Black, Hispanic, older adults (65+), renters, and low-income multifamily building residents have disproportionately higher energy burdens than the median household. Specifically in the mid-atlantic region (NJ, NY, and PA) the median average for low-income energy burden is 9.6% while the regional median is 3.4%</p>
59	Consider another pathway as it is not in terms of land use. Do some research to show stretch code adoption as municipalities can adopt this. can change political climate.	General	Stakeholder Comments-Listening Session	3/30/2022	Appendix B includes examples of other jurisdictions' approach to stretch codes.
60	What is being adopted and how is it being created? Is it a stretch code adoption that we are looking at?	General	Stakeholder Comments-Listening Session	3/30/2022	Appendix B includes examples of other jurisdictions' approach to stretch codes.
61	If we adopt this, would this be a stretch code? is this in the roadmap?	General	Stakeholder Comments-Listening Session	3/30/2022	See Section 3C. NEEP works with 7 states, we would be prepared to develop stretch code- depends on what is suitable, can be single adoption all the way to multiple adoptions. We do have the capability at state's discretion. National model code can adopted as stretch code, examples are RI and MA.
62	Is this how it works with NYSERDA?	General	Stakeholder Comments-Listening Session	3/30/2022	They have 3rd party entities as consultants on stretch code on modelling and cost effectiveness.
63	More efficient to design a building with master meter , is this on the table?	General	Stakeholder Comments-Listening Session	3/30/2022	This could be discussed by proposed ECC subcommittee.

64	Adding community heating - community geothermal heating to community solar program. Adding these two program under the stretch and rehab sections will help in advancing ZEB ready or full ZEB code with community heat/solar pilots.	General	Mercer County Sustainable Coalition	4/22/2022	We could make a recommendation, but it is outside the scope of the Energy Code Collaborative
65	Instead of allows municipalities to adopt voluntary ZEB it is a 3 year pilot program to develop ZEB standards with NJ municipalities. This leads to option for municipalities to adopt the stretch code in 2025 and a statewide adoption in 2028	Section 3B-Roadmap Actions By Year	Mercer County Sustainable Coalition	4/22/2022	Please refer to the adoption timeline of the stretch code as outlined in the ZEB Roadmap
66	I would add ZEB ready pilot as opposed to adopt electrification amendments and make ZEB code in rehab required in these muni at some trigger point 25% rehab in 2025 with statewide adoption in 2028.	Section 2G-New Jersey Rehabilitation Subcode	Mercer County Sustainable Coalition	4/22/2022	The Roadmap anticipates multiple complementary pathways to ZEBs. At this point it is unknown which approaching will succeed and the timing thereof. As a living document, we expect there will be the opportunity to try variable approaches.

Collected comments on the New Jersey Zero Energy Buildings Roadmap Draft from October 24, 2022

#	Comment	Roadmap Section	Made By	Date	Response/References
67	Any "stretch code" requirements must be based on a national model code, and tied to the 10-year cost, 7-year payback requirements outlined in NJ Rev Stat § 52:27D-122.2.	Section 3: The NJZEB Roadmap	NJ Dept. of Community Affairs Division of Codes and Standards	10/31/22, 12/13/22	The proposed "Stretch Code" is intended to be the latest model code available. So for example, if the 2021 IECC is the Base Code, the 2024 IECC is the stretch code. Since the stretch code will be based on a national model code, it already undergoes the 10 year cost, 7 year payback projection.
68	The Rehabilitation Subcode (N. J. A. C. 5:23-6) is not a retrofit code, and any amendments to the Rehabilitation Subcode that are considered must already be in the Uniform Construction Code (N. J. A. C. 5:23).	Section 3: The NJZEB Roadmap	NJ Dept. of Community Affairs Division of Codes and Standards	10/31/22, 12/13/22	In order to add amendments to the Rehab Subcode, the information must already be included in the UCC Act. We are exploring options of how to add beneficial electrification amendments to the UCC Act and Rehab Subcode, whether it be by statutory change or meeting the 10 year cost, seven year payback projections.
69	Adding alternative compliance pathways to code would require a statutory change.	Section 3: The NJZEB Roadmap	NJ Dept. of Community Affairs Division of Codes and Standards	10/31/22, 12/13/22	The Energy Code Collaborative will explore options to change statute if this is the required approach
70	Builders may choose to go above and beyond the requirements of the Uniform Construction Code.	Section 3: The NJZEB Roadmap	NJ Dept. of Community Affairs Division of Codes and Standards	10/31/22, 12/13/22	Yes but the goal of a statewide stretch code is to be tied to incentives that are only achieved if you meet the requirements of the statewide stretch code
71	It is unclear where the funding and staffing is coming from to support the adoption of the voluntary stretch code	Section 3: The NJZEB Roadmap	NJ Dept. of Community Affairs Division of Codes and Standards	10/31/22, 12/13/22	The funding source of the voluntary stretch code is yet to be determined, the funds could come from the \$330 Million appropriated in Section 50131 of the Inflation Reduction Act. The goal is to prepare builders for the next model energy code before the state adopts it as base code.

72	It should be noted, "electrification" would require the elimination of option to install fossil fuel equipment/appliances. The UCC is purposely Product Neutral as the UCC contains all installation requirements for the permit applicant's choice. If it is the administration's view to start limiting equipment/appliances, this is outside the UCC ACT and it cannot dictate specific exclusions here. DEP and BPU would be the ones to turn to for excluding items for installation. The UCC is based on national model codes and none have gone that far to eliminate equipment/appliances based on fuel choice.	Section 1-Introduction	NJ Dept. of Community Affairs Division of Codes and Standards	10/31/2022	To address this concern, we added footnote about electrification provisions in the section.
73	Current guidance is in UCC Bulletin 22-1.	Section 2E-New Jersey Code Compliance	NJ Dept. of Community Affairs Division of Codes and Standards	10/31/2022	This section was updated to reflect the information outlined in the UCC Bulletin 22-1.
74	Already happens each code cycle via our Continuing Education Unit. But there is always a need for more education.	Section 3-The NJZEB Roadmap	NJ Dept. of Community Affairs Division of Codes and Standards	10/31/2022	This can be discussed by proposed ECC subcommittee
75	The intent is to have the 2024 codes adopted as early as Sept 2025, the end of the current 3yr cycle.	Section 3-The NJZEB Roadmap	NJ Dept. of Community Affairs Division of Codes and Standards	10/31/2022	Our most recent information as of 9/2023 is that DCA will be reviewing IECC 2024 in early 2024. The Roadmap will be updated to reflect this.
76	Effective date, I'm assuming is referring to the end of our 6-month grace period, which if was adopt as early as possible, Sept 2025, then the 6-mo GP ends Mar 2026.	Section 3-The NJZEB Roadmap	NJ Dept. of Community Affairs Division of Codes and Standards	10/31/2022	Our most recent information as of 9/2023 is that DCA will be reviewing IECC 2024 in early 2024. The Roadmap will be updated to reflect this.
77	Rob Austin (DCA) is on the National Consensus Committee for IECC 2024	Section 2H-The Energy Code Collaborative (ECC)	NJ Dept. of Community Affairs Division of Codes and Standards	10/31/2022	Noted.
78	Added 2021 IECC and ASHRAE 90.1-2019	Section 3A-Roadmap Actions Table	NJ Dept. of Community Affairs Division of Codes and Standards	10/31/2022	A footnote has been added to this section outlining this updated information.
79	Technically we do have adopted a base code	Section 3A-Roadmap Actions Table	NJ Dept. of Community Affairs Division of Codes and Standards	10/31/2022	We left this language in the Roadmap, as the goal is to achieve 100 percent compliance for future code adoptions.
80	Change "amendments" to "provisions"	General	NJ Dept. of Community Affairs Division of Codes and Standards	10/31/2022	To address this concern, we changed the word "amendments" to "provisions" throughout the roadmap
81	You mention other subcodes after this, so not true	Section 2B-The Uniform Construction Code (UCC)	NJ Dept. of Community Affairs Division of Codes and Standards	10/31/2022	To fix this section, we changed "four" to "numerous"

82	What are the newly adopted codes?	Section 3-The NJZEB Roadmap	NJ Dept. of Community Affairs Division of Codes and Standards	10/31/2022	We changed this section to "Existing Building Path" to address concerns that we are saying this is a retrofit code. We also added language saying that this path could or may include building performance standards. We changed this section to "New Building Base Code Path"
83	Outside UCC	Section 3C- Roadmap Actions By Path	NJ Dept. of Community Affairs Division of Codes and Standards	10/31/2022	This is not meant to be inside the UCC jurisdiction, it is just supposed to be suggestions of additional work that can be completed by the state as a whole.
84	Not UCC; Federal/HUD for Construction of and for initial installation	Section 2B-The Uniform Construction Code (UCC)	NJ Dept. of Community Affairs Division of Codes and Standards	12/13/2022	We removed the reference to "manufactured homes" in this section to fix the error.
85	Amendments are for previous code provisions to be maintained in place of new code. This sentence should just say "Supplements"	Section 2B-The Uniform Construction Code (UCC)	NJ Dept. of Community Affairs Division of Codes and Standards	12/13/2022	This is copied statutory language. The language has been italicized for emphasis.
86	Incorrect 122.2 is the summary of the 10/7 at 123b-123b references 122.2	Section 2C-DCA Authority to Reduce Energy Demand and to Protect Health and Safety	NJ Dept. of Community Affairs Division of Codes and Standards	12/13/2022	Relationships between these statutes to be discussed.
87	Recommends removing and replacing with "And Education Unit"	Section 2D-New Jersey Code Enforcement	NJ Dept. of Community Affairs Division of Codes and Standards	12/13/2022	This section has been fixed by removing the words "Section of the Bureau of Code Services" and replacing them with "And Education Unit"
88	Separate legislation as to why we do not have to use a model code here at 123.8 of UCC Act	Section 2G-New Jersey Rehabilitation Subcode	NJ Dept. of Community Affairs Division of Codes and Standards	12/13/2022	<i>"The Commissioner of Community Affairs is hereby directed to develop a building code specifically designed to foster cost-effective housing rehabilitation, while ensuring through its provisions that necessary health and safety requirements are met. The code shall be designed for use throughout the State but shall have particular application to the older cities of the State, and the housing types characteristic of those cities. The code shall supplement the State Uniform Construction Code, adopted pursuant to P.L.1975, c.217 (C.52:27D-119 et seq.). The commissioner may promulgate this code as a separate document from the State Uniform Construction Code, or may, if he finds it feasible and useful, incorporate its provisions directly into, and make them an integral part of, that code."</i>
89	Zero energy appendices is optional as it is above code	Section 3A-Roadmap Actions Table	NJ Dept. of Community Affairs Division of Codes and Standards	12/13/2022	Yes but the goal of a statewide stretch code is to be tied to incentives that are only achieved if you meet the requirements of the statewide stretch code
90	Electronic permitting is already in the process. However, licensing boards at "other DCA" need to allow electronic seals and signatures	Section 3C- Roadmap Actions By Path	NJ Dept. of Community Affairs Division of Codes and Standards	12/13/2022	We clarified the language in this section.

91	Credentialed third-party implementation/verification/testing Partly in model code (See R403 and R403 of IECC)	Section 3C- Roadmap Actions By Path	NJ Dept. of Community Affairs Division of Codes and Standards	12/13/2022	Assembly Bill 4850 ws not signed by the Governor's Office. We added a footnote to clarify that.
92	The seven-year payback criterion for energy code amendments should be revised to include the benefits to public health associated with improved energy code provisions.	Section 2B-The Uniform Construction Code (UCC)	Rutgers Center for Green Building	2023	The process for this recommendation can be discussed by ECC