

**2024 IECC, Chapter 5 (RE) Existing Buildings**  
**VS**  
**NJ Rehabilitation Subcode (and proposed changes)**

**1. GENERAL RULES — Apply to all work types**

<b>Trigger</b>	<b>Chapter 5, 2024 IECC</b>	<b>NJ Rehab Subcode</b>
Parts of building not touched by work	Do not need to be brought up to energy code	Addressed (5:23-6.2(b))
Historic buildings	Energy upgrades not required if they harm historic character. Must provide a report to code official	Addressed (5:23-6.33)
Altering an unconditioned space to a conditioned space	Must meet requirements for additions (R502)	Partially (5:23-6.9(e)1) Newly created conditioned sunrooms or garages shall meet the R-value and U-factor requirements of Sections R402.2.12 and R402.3.5 (N1102.2.12 and N1102.3.5) of the residential energy code.

**2. ADDITIONS — When you add new space to a building**

<b>Trigger</b>	<b>Chapter 5, 2024 IECC</b>	<b>NJ Rehab Subcode</b>
Adding new conditioned space	Addition must meet energy code rules similar to new construction	Addressed (5:23-6.32 (a))
Adding new envelope components (walls, roof, etc.)	New envelope must meet R402 insulation + air barrier + window performance.	Modified (5:23-6.32 (h) 1) - Requires compliance with energy code, but only mandates visual inspection of envelope per R402.4.1.1 and UCC Form F-392
Adding new HVAC ducts or systems	Must meet R403 mechanical efficiency, ducts, controls. Where ductwork from an existing heating or cooling system is extended to an addition, certain rules (such as R403.3.7 and R403.3.8) are not required	Addressed indirectly by requiring additions to comply with the new construction requirements (5:23-6.32 (a))
Adding new hot water system	Must meet hot water efficiency rules (R403.5)	Addressed indirectly by requiring additions to comply with the new construction requirements (5:23-6.32 (a))

Adding new lighting	Must meet lighting efficiency rules (R404.1)	Addressed indirectly by requiring additions to comply with the new construction requirements (5:23-6.32 (a))
Large addition (over thresholds)	Must earn not less than 5 credits from the efficiency credit table R408.2. Some exemptions for additions less than 26% of total conditioned floor area, no new equipment, do not increase conditioned space or if they have to comply with R405/R406	No. Does not include an efficiency credit mechanism or reference to R408. In the <a href="#">proposed changes to the Rehab Subcode</a> , it specifically says that R408 packages are not feasible within rehab projects

**3. ALTERATIONS — When modifying existing systems/building components**

Trigger	Chapter 5, 2024 IECC	NJ Rehab Subcode
Any alteration (general rule)	Only the portion you alter must meet code; cannot increase energy use	Addressed (5:236.6(a), (c), (h))
Replacing/adding windows or doors	Must meet U-factor & SHGC requirements + air leakage	Addressed (5:23-6.6(e) 19) - does not mention SHGC or air-leakage limits, only U-factor
Roof/ceiling/attic modification that exposes cavity or removes roofing	Must insulate per R402 or approved design. Design that deviates is permitted when full compliance is impossible	Addressed (5:23-6.6(e) 18)
Exposing above-grade wall	Must insulate cavities + continuous insulation where required	Addressed (5:23-6.6(e) 18)
Exposing insulated floor cavity	Must insulate per R402 or approved design	Addressed (5:23-6.6(e) 18)
Modifying below-grade walls or making basement conditioned	Must insulate walls per R402	Addressed (5:23-6.6(e) 18)
Changing envelope that requires air barrier	Must install air barrier (R402.5). Not required to be continuous with unaltered portion of the building thermal envelope; no blower test	No. There is no specific requirement for installing or upgrading an air barrier
Installing new HVAC system	Must meet R403 mechanical efficiency	No. Does not include any requirement that new HVAC systems meet specific energy-efficiency levels like IECC R403
Installing new ductwork	Must meet R403 duct requirements. Extending existing ducts is exempt	Addressed (5:23-6.6(e) 20)

Installing new HVAC equipment	Must size per R403.7 based on loads of existing building. Allowed if incompatible; must justify	No
Moving/reworking 25% or more of duct system or increasing length by 25% or more	Must perform duct leakage testing $\leq 12$ cfm/100 sf. Exempt if ducts entirely in conditioned space	No
Installing new HVAC controls	Must meet R403.1 + R403.2	No
Installing new hot water system	Must comply with R403.5	No
Installing new lighting	Must comply with R404.1. Exempt if less than 10% of luminaires replaced	Addressed (5:23-6.6(e) 21)
Substantial improvement project	Must earn not less than 3 credits from efficiency credit table (R408.2). Some exemption apply	No

**4. REPAIRS — When fixing damaged components**

Trigger	Chapter 5, 2024 IECC	NJ Rehab Subcode
Performing repairs to damaged components	Must comply with R501.3 and R504. Repairs include: replacing only the glass in the existing frame, roof repairs, and replacing bulbs/ballasts that do not increase the installed interior lighting power. Routine maintenance exempt	5:23-6.4

**5. CHANGE OF OCCUPANCY OR USE**

Trigger	Chapter 5, 2024 IECC	NJ Rehab Subcode
Changing the use or occupancy of a space	Must meet all applicable Chapter 5 rules (same as doing an alteration). Some exemptions	Partially in 5:23-6.31(a)3 states that any additional work undertaken with a change of use must comply with the applicable provisions for repair, renovation, alteration, and/or reconstruction for the new group. Change of occupancy not addressed
Changing unconditioned/low-energy space to conditioned (e.g.,	Must comply with R501.6 (treating it as an addition)	No explicit requirement for energy efficiency compliance when a space changes from unconditioned to conditioned

basement to living space)		
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