



New Jersey Energy Code Collaborative

January 16, 2026



Agenda



10:00am	5 minutes	Welcome	BPU/Rutgers/NEEP
		Review of materials shared via email	NEEP
10:05am	7 minutes	Rehab code background	Rutgers
10:12am	8 minutes	Change of occupancy data	Rutgers
10:20am	35 minutes	Discussion	Rutgers
10:55am	5 minutes	Upcoming meetings	BPU/Rutgers/NEEP

Meeting Guidelines – Antitrust Statement

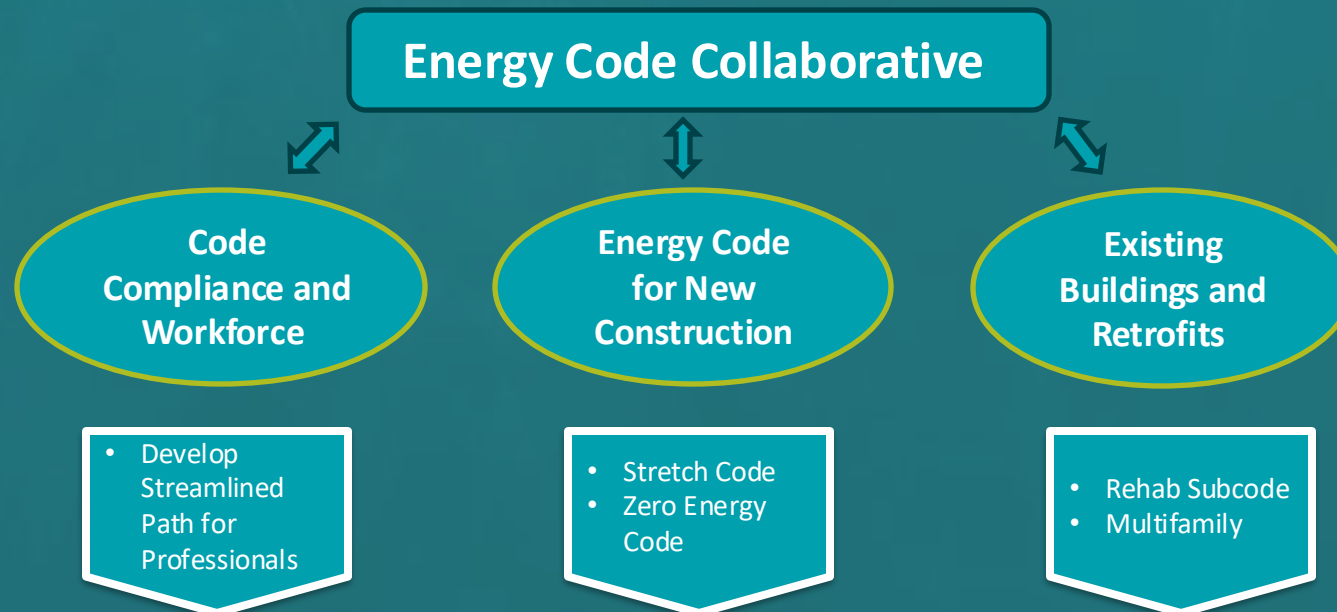


- Throughout our meetings, participants shall comply with competition law requirements and shall not enter into any discussion, activity or conduct that may violate any applicable competition law. Should the meeting discuss matters that contravene competition law requirements, it is the responsibility of participants to notify the Moderator who will discontinue the discussion or close the meeting.

NJ ECC Purpose



Establish a timely and robust, stakeholder-guided process to research and develop a New Jersey Zero Energy Building Roadmap that provides options to build government and market capacities to effectively advance an increasingly more energy-efficient building energy code and improve administration, enforcement and compliance, aligned with relevant clean energy policies of the State, including the Energy Master Plan goals and recommendations.



Zero Energy Building Roadmap



The Roadmap, as a living document, presents three concurrent pathways with explicit actions and timing for implementing zero energy building strategies, primarily through the adoption/amendment of building codes. These pathways, adopted together, are designed to lead New Jersey to implement zero-energy building codes for both new construction and existing buildings by 2030 or sooner.

- New Building Base Code Path
- Stretch Code/Zero Energy Code Path
- Existing Building Path

Notice



Proposed amendments to the NJ Rehabilitation Subcode are due by January 31, 2026.

Materials shared via email:

- Summary of proposed changes to the NJ Rehab Subcode
- Table identifying the sections of Chapter 5 of the 2024 IECC that are not included in the Rehab Subcode

What Is the NJ Rehab Code



- **Purpose**

- Provide a specific set of standards for maintaining and renovating existing buildings that is also sensitive to the costs and practicality of compliance with current, full code requirements.

- **Key Goals**

- Encourage renovations while minimizing cost through predictability and proportionality
- Maintain safety and property
- Clearly define and categorize work
- Serve as a standalone technical code separate from other UCC standards (not a model code but references them)

Why the Focus on Existing Buildings



- **Impact**

- 26% +/- of total State GHG emissions (2nd largest emitter behind transportation)
- 53% +/- of total State energy consumption

- **State 2019 EMP Goals**

- 80% emissions reduction by 2050
 - 90% conversion of residential & commercial sectors to electric sources of heating, hot water & cooking estimated to be needed by 2050 to meet goal (<https://dep.nj.gov/climatechange/all-topics/energy/>)

What We Heard: Action Steps



- **Consider Rehabilitation Code Cost-effective Energy Efficiency Amendments**

Proposals for code changes to the rehabilitation subcode (N.J.A.C. 5:23-6) may be submitted to the Department at any time. Those rehabilitation subcode change proposals submitted by January 31 are considered with the changes received during the previous calendar year. (N.J. Admin. Code § 5:23-3.13 - Code change proposals)

Rehab Code Amendment Process



1) Change proposal shall include the following information:

- i. The name, organization, mailing address, telephone number, facsimile number, and e-mail address of the proponent of the proposed code change;
- ii. The primary section of the rehabilitation subcode proposed for change and any other section(s) where corresponding changes are required. Language proposed for deletion shall be presented in brackets and language proposed for addition shall be underlined; and
- iii. A description and supporting statement for the proposed code change.

2) Submitted on the form provided in subchapter Appendix 3-A

3) Submitted to the Code Development Unit, Department of Community Affairs, Division of Codes and Standards, PO Box 802, Trenton, New Jersey 08625. Code change proposals may be faxed to the Code Development Unit at (609) 633-6729.

IECC Chapter 5, Section R505 Change of Occupancy or Use EUI



- Change of occupancy language from IECC 2024 with EUI triggers is not currently included in NJ Rehab Subcode as a trigger for energy compliance; only change of use based on hazard categories with limited energy requirements based on specific scope of work



IECC 2024 C505 & R505

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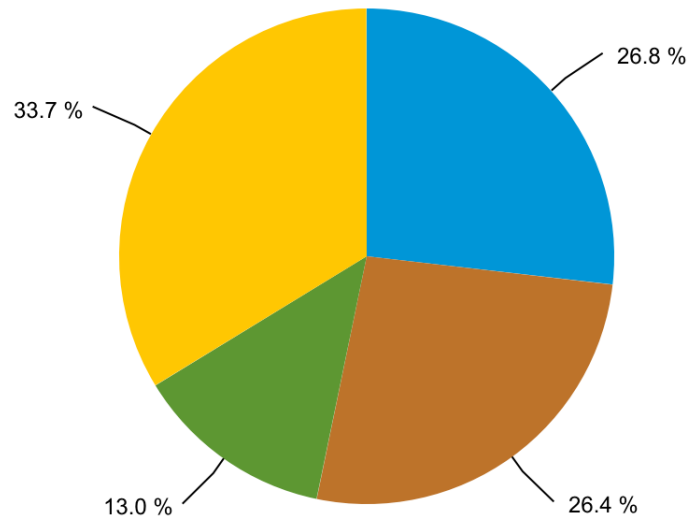
Rutgers Center for Urban Policy Research (CUPR)

Agenda

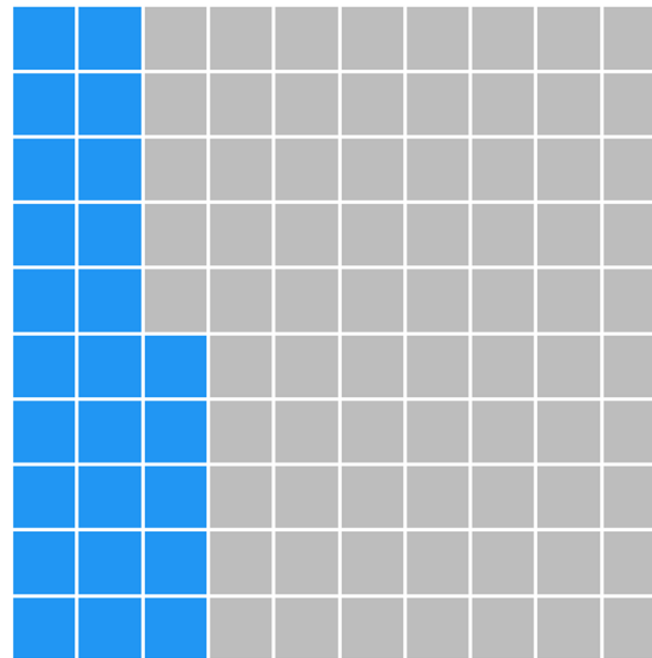
IECC 2024 – Section C505 & R505: Change of Occupancy or Use

- Why the change-of-occupancy provisions matter

53% of energy consumption in NJ is from commercial and residential buildings

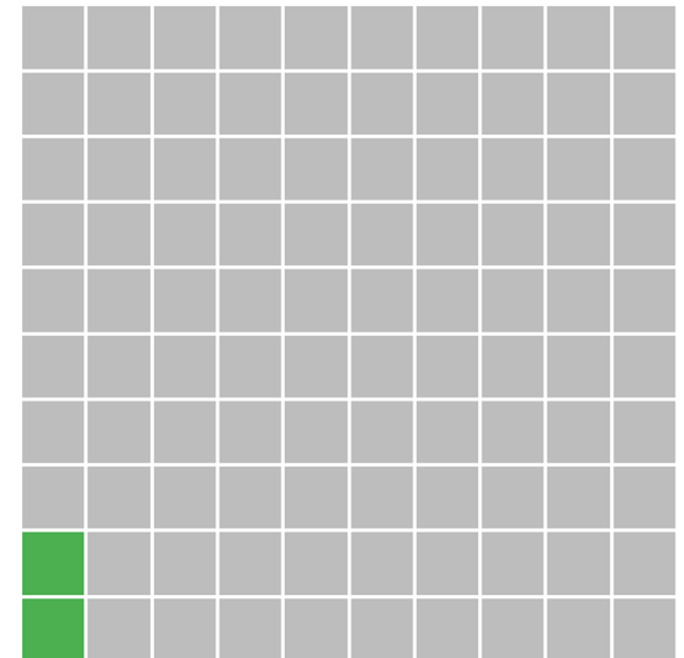


26% of emissions in NJ are from commercial and residential buildings



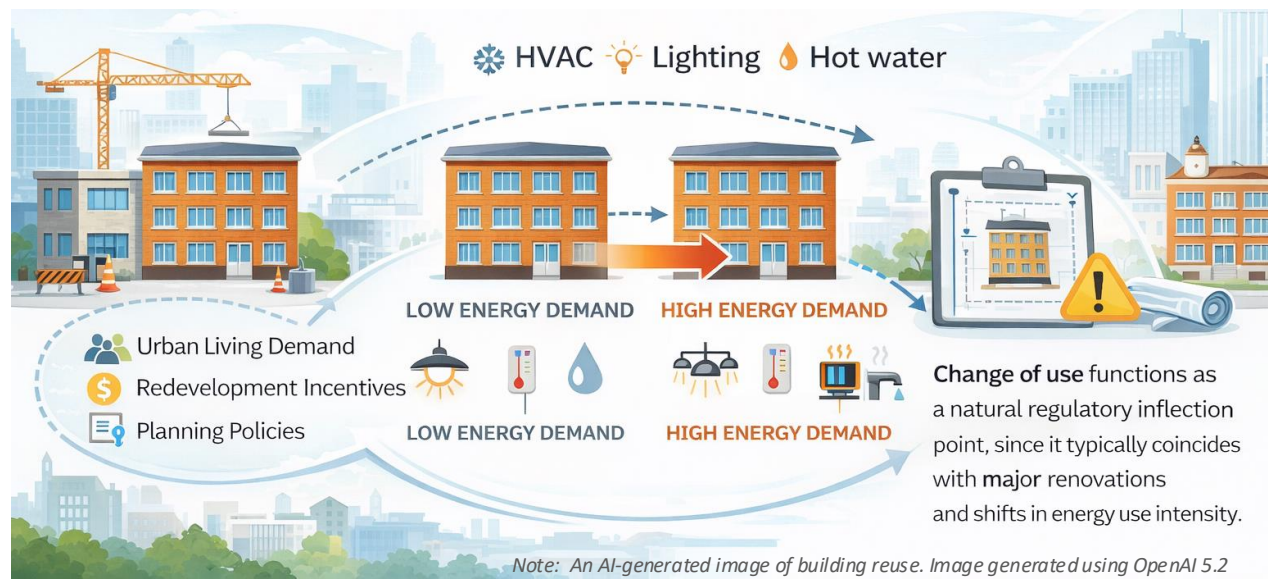
- Residential
- Commercial
- Industrial
- Transportation

2% of buildings are replaced each year with new construction in NJ



eia Source: Energy Information Administration, State Energy Data System

Source: EIA, NJDEP



PA Case Study: B to R2: Change of use from county offices to five apartments on 2nd and 3rd floors.



PA Case Study: B or M to A2: Partial change from office or store to restaurant on first floor of a building with residential above.

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- When a change of occupancy/use is made to a portion of the building, only those portions need to comply.
 - Alterations made concurrently with any change of occupancy shall be in accordance with the alterations section.
 - Uses energy use intensity (EUI) rank to determine when compliance is triggered.
 - Separates major end uses:
 - 1-HVAC (mechanical)
 - 2-Service water heating
 - 3-Lighting
 - Only triggers compliance for end uses whose EUI rank increases or stays the same.
 - Retains exception
 - 1-Code official approved analysis showing no EUI increase
 - 2-For occupancy or use change <5,000 ft² areas
(based on IECC proposal data showing these buildings contribute <20% of national commercial energy).

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- Trigger: Increased fenestration beyond the maximum allowed fenestration area.
 - Requirement: UA tradeoff path (C402.1.4), $\leq 110\%$ target UA.
 - Exception: Exempt if no fenestration increase.

Note: UA means the overall building envelope thermal transmittance/conductance

>U-factor (U-value) multiplied by the Area (A) of that component ($UA = U \times A$). Unit= BTU/hr·°F

- Trigger: EUI rank equal or higher under new occupancy/use.
- Requirement: Must upgrade/comply with the mechanical section of the commercial energy code (ASHRAE 90.1 Section 6.2 or IECC 2024 Section C403).

BUILDING MECHANICAL SYSTEMS

ENERGY USE INTENSITY RANK	INTERNATIONAL BUILDING CODE OCCUPANCY CLASSIFICATION AND USE
High	A-2, B (laboratories), I-2
Medium	A-1, A-3, ^a A-4, A-5, B, ^b E, I-1, I-3, I-4, M, R-4
Low	A-3 (places of religious worship), R-1, R-2, R-3, ^c S-1, S-2

a. Excluding places of religious worship.

b. Excluding laboratories.

c. Buildings three stories or less in height above grade plane shall comply with Section R505.

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- Trigger: EUI rank equal or higher under new occupancy/use.
 - Requirement: Must upgrade/comply with the SWH section of the commercial energy code (ASHRAE 90.1 Section 7.2 or IECC 2024 Section C404.)

SERVICE WATER HEATING

ENERGY USE INTENSITY RANK	<i>INTERNATIONAL BUILDING CODE OCCUPANCY CLASSIFICATION AND USE</i>
High	A-2, I-1, I-2, R-1
Low	All other occupancies and uses

- Trigger: EUI rank equal or higher under new occupancy/use.
- Requirement: Must upgrade/comply with the Lighting section of the commercial energy code (ASHRAE 90.1 Section 9.2.1 or IECC 2024 Section C405. Except ASHRAE 90.1 9.4.1.1 & 9.4.4 , IECC C405.2.6, C405.4)

LIGHTING

ENERGY USE INTENSITY RANK	INTERNATIONAL BUILDING CODE OCCUPANCY CLASSIFICATION AND USE
High	B (laboratories), B (outpatient healthcare), I-2, M
Medium	A-2, A-3 (courtrooms), B, ^a I-1, I-3, I-4, R-1, R-2, R-3, ^b R-4, S-1, S-2
Low	A-1, A-3, ^c A-4, E

a. Excluding laboratories and outpatient healthcare.

b. Buildings three stories or less in height above grade plane shall comply with Section R505.

c. Excluding courtrooms.

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- Any space that is converted to a dwelling unit, or any portion of a space that is converted to a dwelling unit from another use or occupancy.
 - R-3 buildings that are three stories or less in height above the grade plane, where any unconditioned or low-energy space is changed to become conditioned space.

System	Compliance
Mechanical Systems	HVAC ductwork newly installed as part of change shall comply with section R403 of the residential energy subcode
Service Water Heating	New service hot water systems that are part of the change shall comply with section R403.5 of the residential energy subcode
Lighting	New lighting systems that are part of change shall comply with section R404.1 of the residential energy subcode

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- NJ Rehabilitation Subcode change of occupancy section was first in the nation to introduce the concept of triggering compliance with specific building code requirements when the change of occupancy results in an increase in a specific hazard or risk intensity.
 - IECC 2024 includes an energy intensity trigger for change of occupancy.
 - Improve energy performance of existing buildings without imposing unnecessary cost.
 - Ensure predictable and proportionate compliance for both code officials and applicants.



Questions / Feedback



Thank You



Discussion



Upcoming Meetings



For more information

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