



New Jersey Energy Code Collaborative

July 17, 2026

Agenda



10:00am	5 minutes	Welcome	BPU/Rutgers/NEEP
		NJ ECC – Subcommittees report out	NEEP
10:05am	5 minutes	New Jersey Uniform Construction Code – 2026 Adoption	NEEP
		Looking ahead: Next Energy Code cycle	
10:10am	20 minutes	Development of the 2027 IECC Residential Provisions	Kevin Rose
		Q&A / Discussion	
10:30am	30 minutes	Discussion of in-progress responses to the energy codes for new construction subcommittee poll	BPU/Rutgers/NEEP
		Closing	

Meeting Guidelines – Antitrust Statement

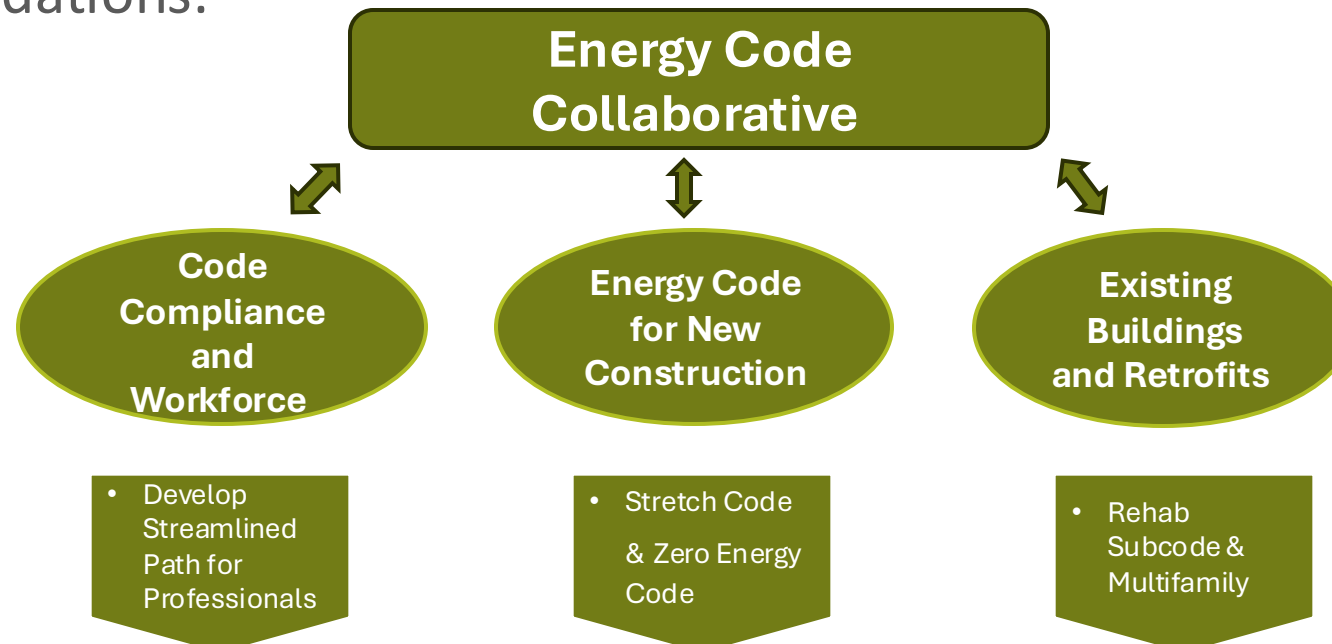


Throughout our meetings, participants shall comply with competition law requirements and shall not enter into any discussion, activity or conduct that may violate any applicable competition law. Should the meeting discuss matters that contravene competition law requirements, it is the responsibility 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

Subcommittees report out



Energy Codes for New Construction Subcommittee

- Reviewed Massachusetts thermal code approach and Rutgers' preliminary cost research on zero energy ready and zero energy buildings. Discussion focused on grid impacts, affordability, resilience, and applicability to New Jersey.

Existing Buildings and Retrofits Subcommittee

- Reviewed Rutgers experience using New Jersey incentive, grant, and loan programs for energy efficiency and decarbonization projects. Discussion focused on procurement challenges, funding gaps, combining funding sources, and opportunities to support deeper upgrades in existing buildings.

Code Compliance and Workforce Subcommittee

- No meeting held this quarter. NEEP and Rutgers are working on an inventory of New Jersey training and educational resources/materials for new code enforcement officials. This work is coordinated with the BILT initiative. BILT 8 meeting is anticipated for December 2026.

New Jersey Energy Code Adoption Process (2024 IECC)



2024 IECC adoption status:

Date	Milestone
August 2024	2024 IECC published by ICC
Late 2024	DCA begins technical review through Code Advisory Board
2024/2025	Code Advisory Board approves recommended amendments
Oct. 20, 2025	Proposed rule published
2026	Final rule under review

Remaining Steps (additional status updates?):

- Governor's Office review
- Publication of final adoption
- Effective date

Looking Ahead: Next Energy Code Cycle



What state law requires:

- DCA reviews newer editions of the model energy code
- The Uniform Construction Code Act allows the adoption of revised model codes no more than once every three years (unless necessary for health or safety)
- NJ state law does not establish a deadline for beginning review after a new IECC is published

Possible next timeline (based on prior code adoption cycles):

Phase	Approximate Timing*
2027 IECC published	Expected in December 2026
DCA technical review	Anticipated for 2027 or early 2028
Development of NJ amendments	Code Advisory Board process starting after DCA technical review
Proposed rule	Late 2028
Final adoption	After public comment and rulemaking - 2029

*Actual timing is determined by DCA.

2027 IECC-Residential update for NJ Energy Code Collaborative

Kevin Rose

July 17, 2026





Bottom Line Up Front

- 2027 IECC nearing end of development
- ~5% more efficient than 2024 IECC for new homes
 - but varies significantly depending on situation
- Little change for decarb / electrification / DR / etc.



Contents

- Significant Changes
 - Administrative (Climate Zones)
 - **New Construction - Top 5 Changes**
 - Existing Homes (Additions/Renovations/etc.)
 - Appendices
- What It Means



Significant Changes – Administrative

- Three CZ 5 counties shifting to CZ 4
 - Bergen, Passaic, Hunterdon
- Impact: weaker thermal envelopes for these counties
 - Windows (U-0.27 → U-0.30)
 - Floors (R-30 → R-19)
 - Basement/Crawl Walls (R-19 / R-15ci → R-13 / R-10ci)



2027 IECC-Residential New Construction

Prescriptive
Path [R408]

Performance
Path [R405]

ERI Path
[R406]



General Requirements
[R402-R404]



Top 5 Changes – Residential New Construction

- **1. All Paths: duct location for homes with basements/conditioned crawlspaces**
 - *Prescriptive & ERI:* ducts & equipment must be within conditioned space (except 10ft or 10%)
 - *Performance:* 75% / 25% baseline assumption for ducts located inside / outside → 90% / 10%
- **2. Prescriptive: energy credits** required 10 → 15
 - many new credit options added (mostly EE, but also include electrification and DR measures)
- **3. Performance: compliance thresholds** change in magnitude and metric
 - {fossil 80%, electric 85%} → {CZ 4 75%, CZ 5 80%}
- **4. ERI: -1 to all target indices** 53/54 → 52/53 for CZ 4/5
- **5. All Paths: CZ 5 windows** U-0.28 → 0.27



Anticipated New Construction Market Impacts

- Redesigns to move ducts into conditioned space (if not already) for homes with basements/conditioned crawls
 - Or market shifts toward other foundation types
 - Or increased interest in Performance Path
- Increased use of energy credit measure options beyond straightforward HVAC & WH efficiency upgrades
 - Particularly for gas-heated homes



2027 IECC-Res Savings Compared to 2024 IECC

Prescriptive

Typical: 5%
Range: 0*-14%



Performance

Typical: 6%
Range: <1-13%



ERI

Typical: 2%
Range: 1-12%



Overall ~5% efficiency improvement
(excluding CZ changes)

*Possible to achieve no EE improvement by selecting DR t-stat, DR DHW, electric wiring, battery storage, and EV charging credits



Significant Changes – Existing Buildings

- Additions
 - Energy audit required when additions ≥ 500 ft² are proposed to 10+ year old homes
 - List of 7 options to improve existing home added as alternative to 5 energy credit requirement
- Blower door required for alterations of entire thermal envelope
- Certificate updated (or provided) for additions, changes in occupancy, and *substantial improvement* alterations



Significant Changes – Appendices

- Electric Ready [RK]: space heating added



What It Means

- Adopt for a modest EE boost for most new homes
 - consider amendments to avoid cases with low to no savings
- Need appendices to advance broader sustainability goals
- New CZs in 3 counties – investments or amendments

Thank You!



Kevin Rose

Principal Engineer, Codes & Standards

krose@neea.org



NW Natural



**Seattle
City Light**



Results from the energy codes for new construction subcommittee poll



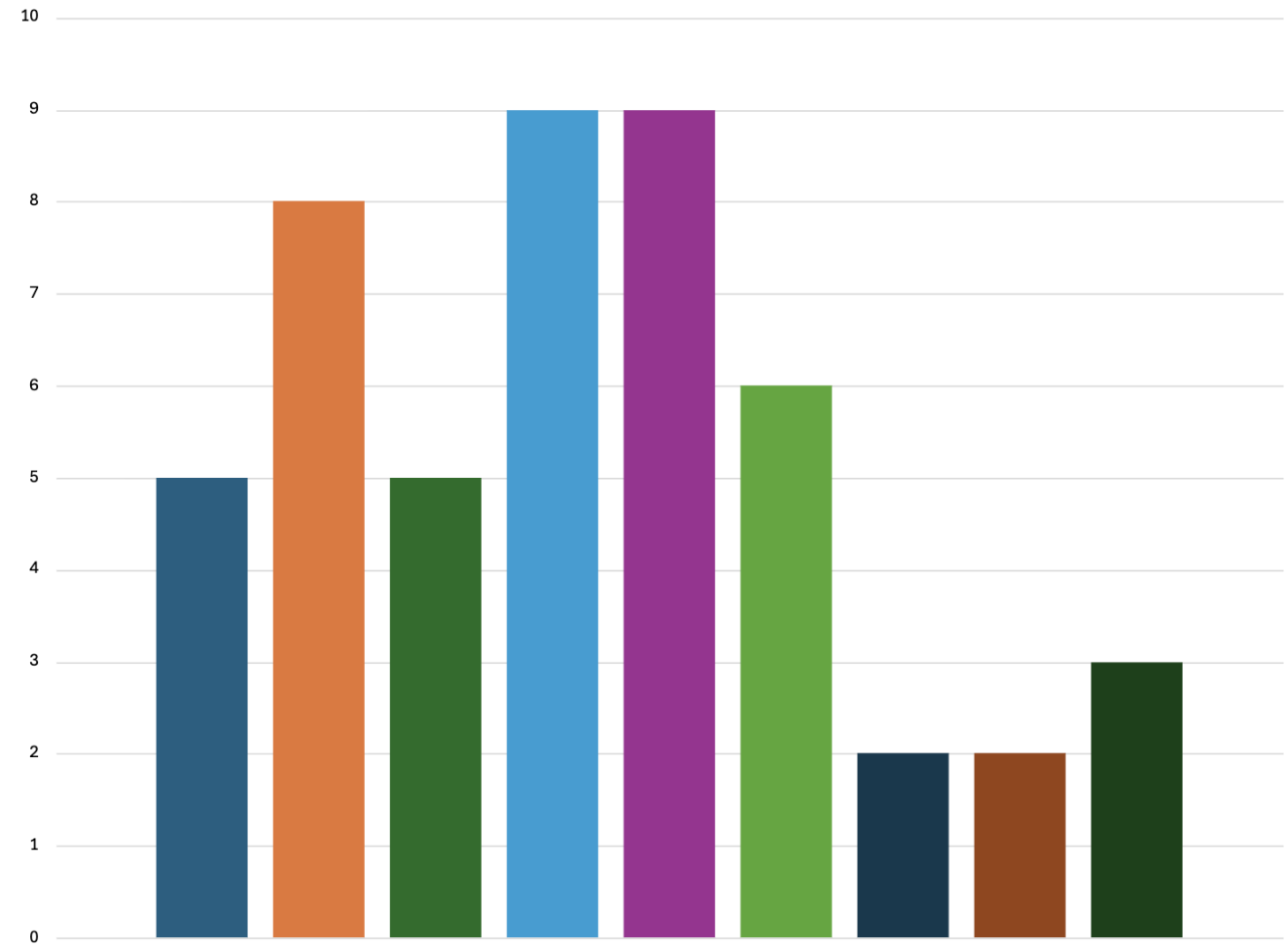
- Shared with 50 Energy Codes for New Construction Subcommittee members
- Approximately 25-30 members are active participants in meetings
- 14 responses received to date
- Survey remains open through July 24
- Results are intended to guide the discussion

Results from the energy codes for new construction subcommittee poll



Which pathway or pathways do you think the Collaborative should continue exploring?

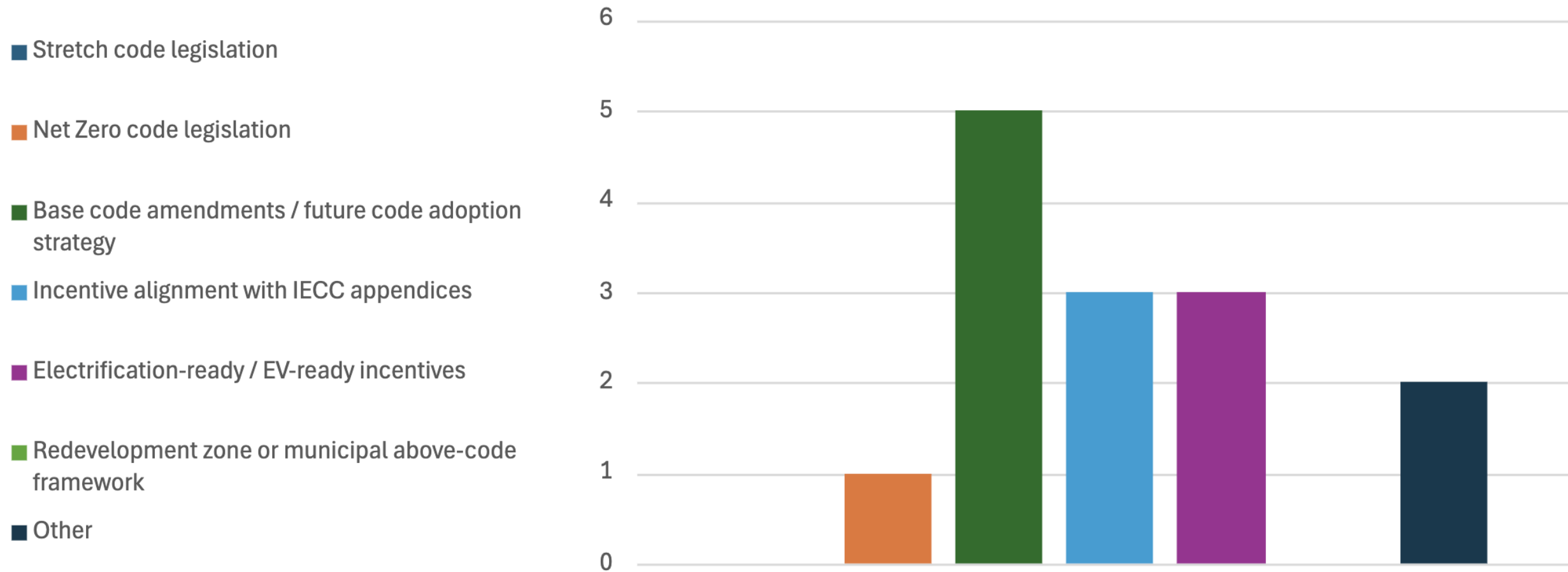
- Legislative changes to allow a state-wide stretch code that is voluntarily adopted at the municipal level
- Increasing the stringency of the statewide base energy code by incorporating strengthening amendments in a future code cycle to include stretch or net zero energy requirements
- Adopting or incorporating selected IECC appendices into the base code ;Aligning new construction incentives with IECC stretch or zero-energy appendices
- Aligning new construction incentives with IECC stretch or zero-energy appendices
- Adding or expanding incentives for electrification-ready construction
- Adding or expanding incentives for EV-ready infrastructure
- Developing a more standardized above-code framework for redevelopment zones or municipal programs
- Developing guidance or tools for municipalities through Sustainable Jersey or a similar platform
- Other



Results from the energy codes for new construction subcommittee poll



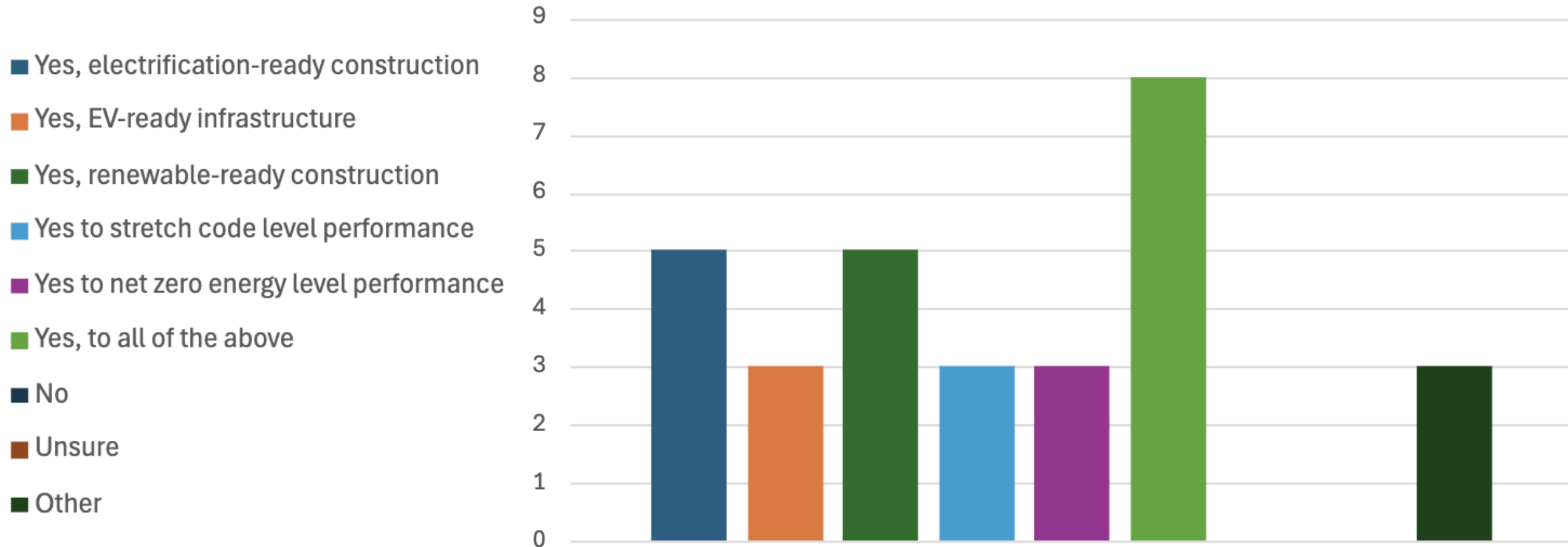
Of the options above, which do you think should be the highest priority for near-term discussion?



Results from the energy codes for new construction subcommittee poll



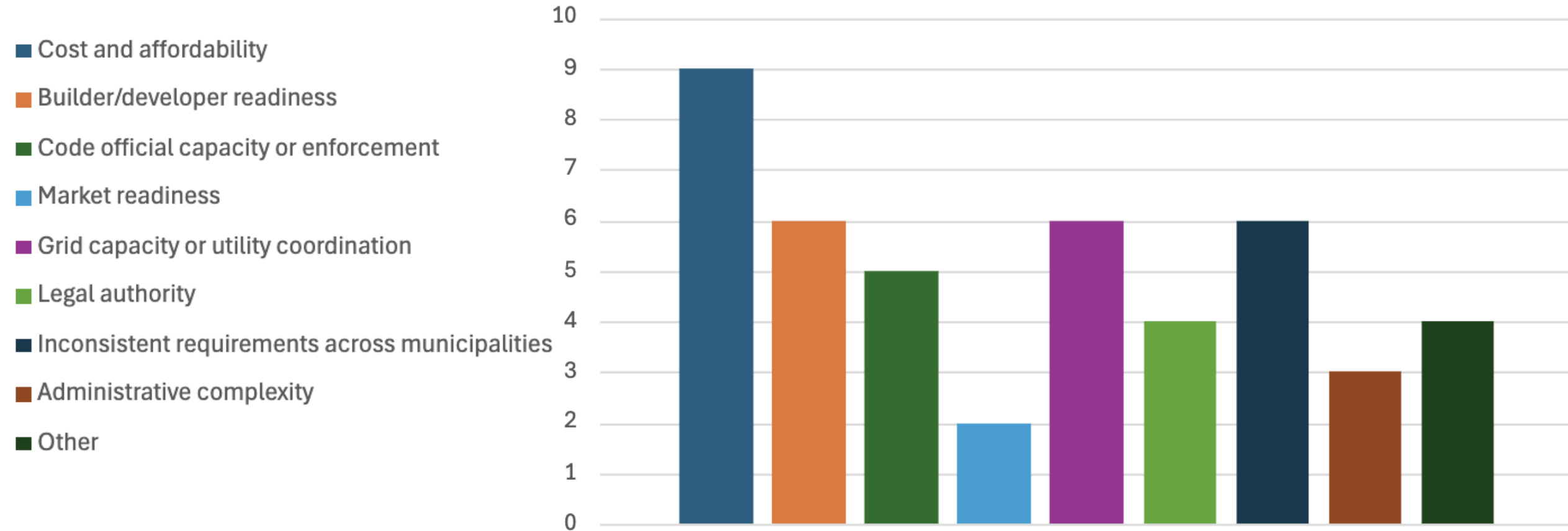
Should New Jersey consider incentives specifically for stretch code, zero energy code, electrification-ready construction, EV-ready infrastructure, or other readiness measures?



Results from the energy codes for new construction subcommittee poll



What are your biggest concerns with any above-code pathway?



Results from the energy codes for new construction subcommittee poll



Are there specific measures, appendices, or program design ideas you think the Collaborative should discuss further?

What we heard:

- Further discussion of IECC appendices, stretch code concepts, and envelope measures
- Respondents raised interest in resiliency, flood mitigation, and climate-adaptive programs
- Several comments focused on infrastructure readiness, including electric service sizing, transformer needs, large electric loads, and thermal energy networks
- Some respondents suggested building on the existing NJCEP New Construction Program rather than creating competing requirements
- Program design should consider recent Governor's Office directives and broader affordability priorities

Results from the energy codes for new construction subcommittee poll



Is there anything else the Collaborative should consider as we discuss next steps for new construction?

What we heard:

- Several comments emphasized affordability, cost transparency, and ratepayer impacts
- Some respondents recommended starting with incentives and demonstration projects before moving toward mandates
- Comments raised concerns that all-electric pathways for large-load new construction project could potentially cause transmission build-out and impact ratepayers
- Respondents noted that incentives may be a more practical way to gain builder and developer buy-in than increasing base code requirements

For more information



NJ Energy Code Collaborative

Njenergycodecollaborative.org

Cornelia Wu

Cwu@neep.org

Jason Kliwinski

Jason.kliwinski@rutgers.edu

Dragana Thibault

Dthibault@neep.org



Thank you for joining us