Greg’s Suggested Additions to

A1440- zero energy construction act

1. Add Building Benchmarking requirement:
2. From A2879-Codifies certain energy goals related to 2019 Energy Master Plan (Sponsor: Benson) clause 1.a.(11) reads beginning in 2023, the owner or operator of each commercial building over 25,000 square feet in New Jersey shall benchmark the building's energy and water use for the prior calendar year using the United States Environmental Protection Agency's Portfolio Manager tool[[1]](#footnote-1)
3. This provision could be expanded to include benchmarking study for multi-dwelling units . “ The Bureau of Housing Inspection, administers the New Jersey Hotel and Multiple Dwelling Law (N.J.S.A. 55:13A-1 et seq.) (hereafter called “The Act”). The Bureau is responsible for ensuring that hotels and multiple-family buildings of three or more dwelling units operating within the State of New Jersey are properly maintained and do not pose a threat to the health, safety and welfare of their residents, nor the community in general. To achieve these objectives, the Act requires that the Bureau conduct a five-year cyclical inspection of t hese properties”. [[2]](#footnote-2) Energy and Water Usage data could be gathered during these inspections to support the benchmarking study.
4. Community geothermal systems: Include provision to enable gas and electric utilities to own, operate, and manage geothermal loop systems- This encourages Community geothermal systems. Installation requires the same gas utility workers already have.
5. Add to end or weaken fossil fuel subsidies. Our Policy sub team should identify fossil fuel subsidies such as incentives for high performance gas heating systems, water heaters, stoves, and other appliances.
6. Authorize communities to approve projects for community solar and community ground source heat pumps for affordable housing.
7. A1440 addresses NJ 2019 EMP goal to “develop mechanisms and regulations to support net zero carbon new construction”. The bill could also include provisions to:
   1. Expand and accelerate the current statewide net zero carbon homes incentive programs for both new construction and existing homes.
   2. Develop electric demand response-ready building codes for new multi-unit dwelling and commercial construction.
   3. Incentivize transition to electrified heat pumps, hot water heaters, and other appliances
   4. Develop a transition plan to a fully electrified building sector

1. <https://www.nj.gov/dca/divisions/codes/offices/housinginspection.html> [↑](#footnote-ref-1)
2. <https://www.nj.gov/dca/divisions/codes/offices/housinginspection.html> [↑](#footnote-ref-2)