

A Walk through A1440 with Discussions
Sylvia Kay

The following is a walk through Bill 1440

1440 Bill Item 3 and 4

See link below with highlighted text for these sections

Discussion points focus on:

NEW CONSTRUCTION V. RENOVATION OF OLDER HOMES

MANDATES IN LAW V. OPTIONS TO ELECTRIFY

<https://docs.google.com/document/d/139VyZiDGHl8wmE1eYNWVLMtjih7t3Tzoper0dh71IIY/edit>

1440 #3/#4

1)There is a date for NEW CONSTRUCTION to be “Electric Ready” but leaves actual electrification (ie purchase and installation of a heat pump as an OPTION. There is no date where electrification is mandated for new construction.

2)Renovations are not included here

(See Section 7 on code amendments in regards to renovations- actual codes are not stated in this bill so it remains an unknown/)

3)Most NJ homes are older - 50+ years

Many areas are now built out or nearing full build out

See stats below

<https://www.infoplease.com/us/census/new-jersey/housing-statistics>

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1440 #4 NEW CONSTRUCTION - Bill intent and wording

<https://docs.google.com/document/d/139VyZiDGHl8wmE1eYNWVLMTjih7t3Tzoper0dh71Ily/edit>

1)The wording “may have it built” in item #4 implies there are options which are not “green” and which may be cheaper.

2)“Convincing” the buyer to pay a larger sum for new “electrified” construction **seems to depend on a Website created by the NJ State.** This is a theme throughout 1440.

The success of electrification puts heavy emphasis on a persuasive WEBSITE where the buyer is convinced to purchase heat pumps or other items for Electrification.

3)Economic INCENTIVES will need to be clarified and strong

Comments made in meeting:

Mike - BPU give really deep incentives for new construction all electric!!

Website needs really good clear data - Mass. Department of ENergy, Vermont and Maine

Have great consumer information.

No clear date is given for electrification of new or older buildings/homes

Greg - a is statistic 50 x 30 in NJ Ex. #274 needs aggressive electrification

Sylvia - Clarify section on renovation - it is unclear in code section 7 and section $\frac{3}{4}$ only talks about new construction

Steve - Item 5b - add the information in the NY Scoping Doc. re. update buildings...

See Mike's comment on Performance Standards on Slide 10

7. Section 5 of P.L. 1975, c. 217 (C.52:27D-123) are amendments to NJ

Building Codes,,,

1) This section mentions “construction” of buildings and also renovations in relation to code amendments. However, it does not detail the code changes so that there is a lack of clarity and specification as to whether electrification will be

<https://docs.google.com/document/d/139VyZiDGHl8wmE1eYNWVLMTjih7t3Tzoper0dh71IY/editp>

mandated or stated as options.

1440

Relies heavily on an educational website maintained by The Department of Community Affairs (in coordination with others above) to communicate key data which would be useful in making decisions to electrify a property.

1)The Website becomes pivotal for the success of the Ellectrification Program for new and old properties

<https://docs.google.com/document/d/139VyZiDGHl8wmE1eYNWVLMtjih7t3Tzoper0dh71IIY/edit>

Thoughts on 1440

Significance of heat pumps and weatherizing recognized and pushed!

1) In order to create a real environmental change, renovation/remodeling should be recognized as a prominent sector in NJ real estate - not just new construction.

2) There is a need for a government website run by a dedicated team to provide updated vital resources/links for “electrification” - technologies and financial information as well as health benefits of electrification. If laws do not mandate rates/dates for specific technologies, then this site becomes a major source of “persuasion”

Added comments -

Financial institutions and appraisers should be consulted by a dedicated government Electrification Team. This is particularly important due to the initial large investments and return of investment and a potential profit over time. As initial outlay raises price of renovation and new construction - suggested ROI pr proforma need to be presented. As part of education/outreach there should be an inclusion of a variety of possible bank loans and appraisals with projected future valuations

Architectural firms and Developers need a set of guidelines at the earliest stage of design - so that designs themselves are energy/eco-friendly

State incentives should be set at an effective level to jump start electrification and they should be easily understood and readily communicated. It should be noted that there is a current fight over NY State's lack of strong incentives - see RMI/Canary. Also, the success of electrification in Main and Vermont has been linked to strong incentives. Incentives need to go to developers of commercial and to home owner/purchaser because costs will be passed on.

Michael Winka - Performance Standard

++Incentives should match utility economies for different energy types according to operating costs. Incentive for payback ie. performance standard. This will be an easier way to pass bill compared to tax credit

State Incentives need to be clearly stated and easy to follow.

“Rating” systems to recognize green homes need to be stated.

<https://docs.google.com/document/d/1dNxsNrB3hNpji0q3v2o7oz3PDBqmmDuUJZI194fu4p0/edit>

A number of the ideas above are underscored in the “Conclusion” of

PROGRAMS TO PROMOTE ZERO-ENERGY NEW HOMES AND BUILDINGS

BY STEVE NADEL