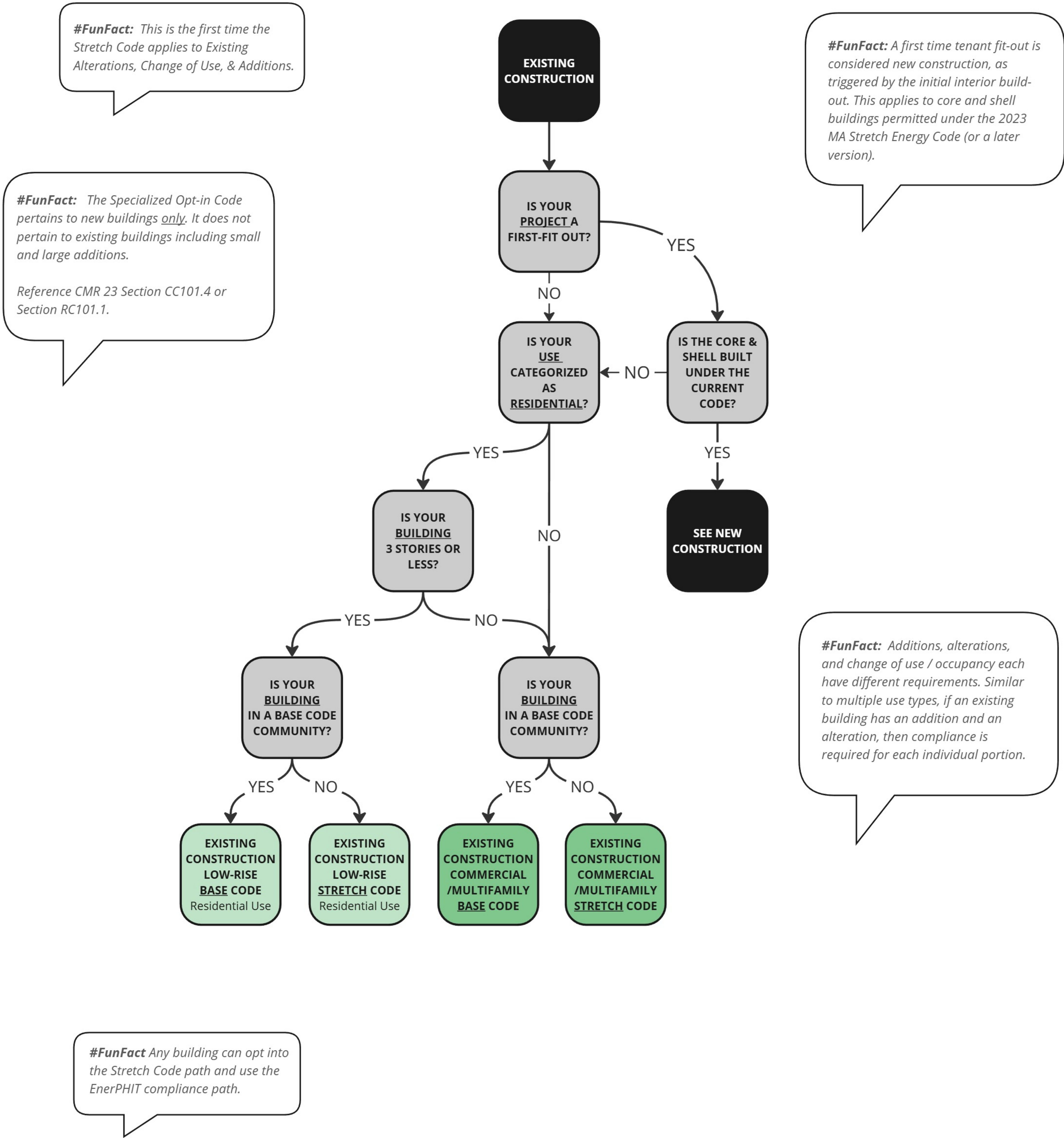


# EXISTING CONSTRUCTION DECISION TREE

UPDATED SEPTEMBER 2025





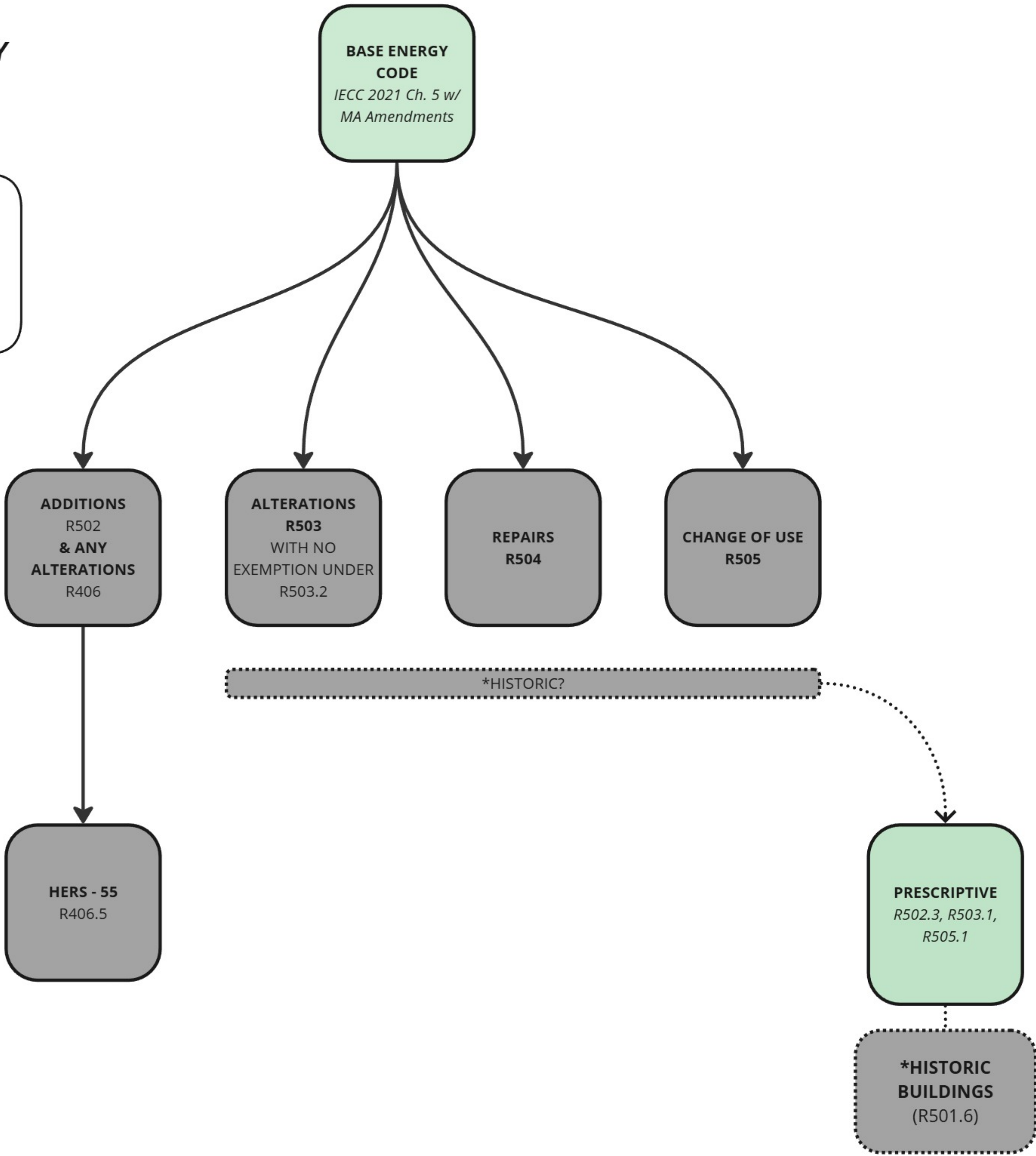
# EXISTING CONSTRUCTION: LOW-RISE BASE CODE

UPDATED SEPTEMBER 2025

## LEGEND

- > 2023-2026
- - -> OPTIONAL COMPLIANCE PATHWAY
- .....> CONDITIONAL COMPLIANCE PATHWAY

**#FunFact** CMR Amendments refer to the 2018 IECC. For reference, in the 2021 IECC: HERS table is 406.4, and Exception for unconditioned space to conditioned space is R501.6



**HISTORIC BUILDINGS** are not exempt from energy code though **CODE OFFICIALS MAY PROVIDE WAIVERS** for specific requirements within the code that cannot be met because they are in proven conflict or destroy the historic nature of the building.



# EXISTING CONSTRUCTION: LOW-RISE STRETCH CODE

UPDATED SEPTEMBER 2025

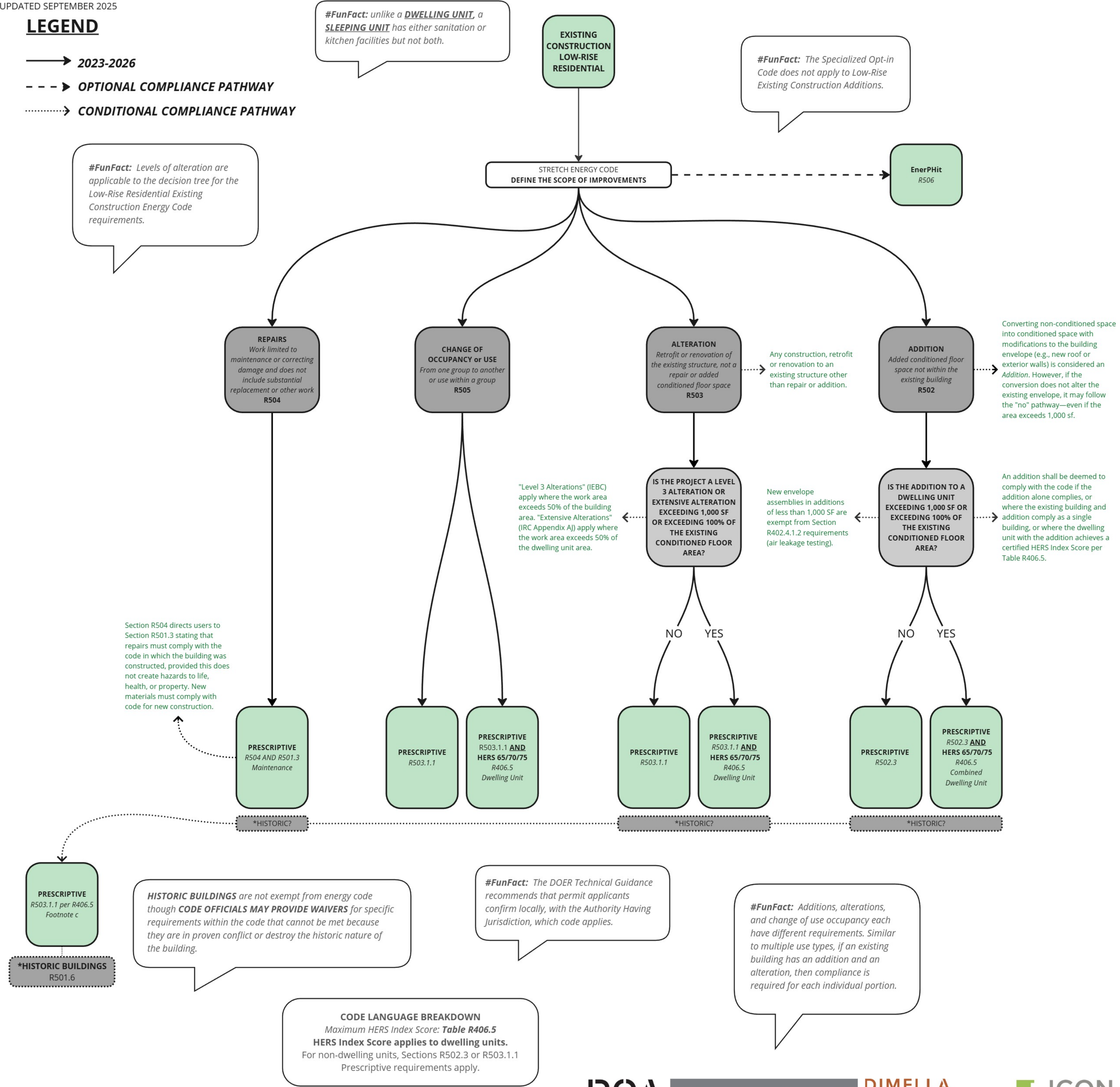
## LEGEND

- 2023-2026
- - - ➔ OPTIONAL COMPLIANCE PATHWAY
- ..... ➔ CONDITIONAL COMPLIANCE PATHWAY

**#FunFact:** unlike a DWELLING UNIT, a SLEEPING UNIT has either sanitation or kitchen facilities but not both.

**#FunFact:** The Specialized Opt-in Code does not apply to Low-Rise Existing Construction Additions.

**#FunFact:** Levels of alteration are applicable to the decision tree for the Low-Rise Residential Existing Construction Energy Code requirements.





EXISTING CONSTRUCTION: COMMERCIAL STRETCH CODE

UPDATED JANUARY 2026

LEGEND

- 2023-2026
- OPTIONAL COMPLIANCE PATHWAY
- CONDITIONAL COMPLIANCE PATHWAY

#FunFact: Levels of alteration are not applicable to the decision tree for the Commercial Existing Construction Energy Code requirements.

#FunFact: Additions greater than 20,000 SF are to be treated as a new, separate building, but are not subject to the Specialized Opt-in Code, if compliance is required under New Construction Code pathway.

Section R504 directs users to Section R501.3 stating that repairs must comply with the code in which the building was constructed, provided this does not create hazards to life, health, or property. New materials must comply with code for new construction.

The HERS Index Score is increased for major alterations, additions, or change of use per C407.4

Non-conditioned spaces converted to conditioned space - conditioned area is required to meet the minimum standards set by code for new ground-up construction.

An addition shall be deemed to comply with the code if the addition alone complies, or if the existing building and addition comply with this code as a single building.

Component performance alternate in C402.1.5 UA shall not be greater than 110% of the target UA

Is your building Commercial Multifamily?

#FunFact: The DOER Technical Guidance recommends that permit applicants confirm locally, with the Authority Having Jurisdiction, which code applies.

HISTORIC BUILDINGS are not exempt from energy code though CODE OFFICIALS MAY PROVIDE WAIVERS for specific requirements within the code that cannot be met because they are in proven conflict or destroy the historic nature of the building.

CODE LANGUAGE BREAKDOWN  
Thermal Envelope Certificate: C401.3  
Envelope Requirements: C402  
MEP Requirements: C403-C405  
Additional Efficiency Requirements (Point System): C406  
C407.1 (+ SELECT SECTIONS OF ASHRAE 90.1-2019)  
Maintenance and Commissioning : C408



# EXISTING CONSTRUCTION: COMMERCIAL BASE CODE

UPDATED JANUARY 2026

## LEGEND

- 2023-2026
- - - -> OPTIONAL COMPLIANCE PATHWAY
- .....> CONDITIONAL COMPLIANCE PATHWAY

