

➤ Single-family Buildings Recover and Rebuild



At a Glance

California's 2025 Building Energy Efficiency Standards (Title 24, Part 6 or Energy Code) has an effective date of January 1, 2026. If a project submits a permit before this date, it will be subject to the 2022 Energy Code. The Energy Code aims to improve energy efficiency and save California homeowners money by reducing greenhouse gas (GHG) emissions, promoting the use of renewable energy, and creating healthier living environments for residents.

When a home sustains damage from an event that requires it to be repaired or rebuilt, the Energy Code will most likely be triggered. Use this summary to determine if your project scope triggers the Energy Code, and if so, what needs to be considered to show compliance with the Energy Code.

When Does a Project Trigger the Energy Code and How is it Classified?

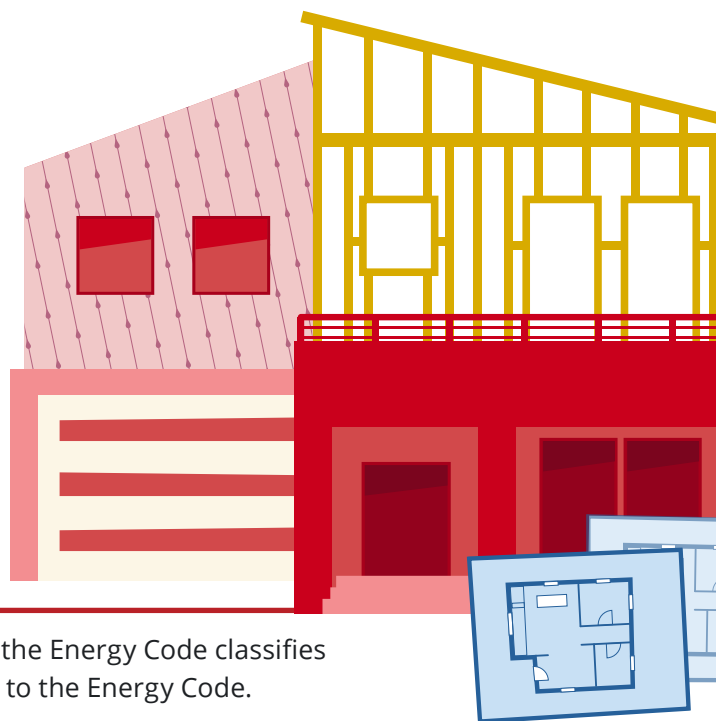
The table below provides some common project scopes and how the Energy Code classifies the project, which then determines if the project scope is subject to the Energy Code.

Table 1: Project Scopes and Energy Code Classifications

Project Scope Examples	Energy Code Classification	Energy Code Triggered?
Building a new single-family home or a new Accessory Dwelling Unit (ADU)	Newly Constructed	YES
Rebuilding an existing building in its entirety, such as rebuilding after a natural disaster	Newly Constructed	YES
Adding a new family room or ADU to an existing building on the single-family property	Addition	YES
Conditioning an existing unconditioned space, such as converting an existing garage to an ADU	Addition	YES
Replacing an existing building component, such as an HVAC system, water heating system, or windows, because they have been damaged or no longer work	Alteration	YES
Rebuilding an envelope feature in the same location, such as when rebuilding a wall or roof that has damage, but the rest of the home remains	Alteration	YES
Repairing envelope features that are not considered alterations by the Energy Code (such as replacing the glass within an existing frame)	Repair	No

Using this Fact Sheet Summary

Note: This is not a comprehensive fact sheet! This summary contains highlights on how California's Building Energy Efficiency Standards (Title 24, Part 6 or Energy Code) apply to single-family occupancies. Scan the QR code on the last page of this summary or visit EnergyCodeAce.com to view additional resources on these topics as well as view other no-cost tools and training!



Project Classifications and Determining Energy Code Requirements

Newly Constructed Building: A building that has never been used or occupied for any purpose.

When a project is considered a Newly Constructed building, all features of the building are subject to the Energy Code. Requirements, such as photovoltaic systems and electric readiness, may also apply. The project may be defined as “Newly Constructed” by the Building Department if the majority of the building is being rebuilt, in which the Energy Code will treat the project as “Newly Constructed.”

Addition: Any change to a building that increases conditioned floor area and conditioned volume. This also includes Newly Conditioned Spaces.

When a project includes an Addition, only the building features associated with the Addition must meet the Energy Code. Existing to remain building features are not required to meet the Energy Code, if they are not being altered.

Newly Conditioned Spaces: Any space being converted from unconditioned to directly conditioned or indirectly conditioned space.

Alteration: Any change to an existing mechanical system or envelope of a conditioned space (heated or cooled with mechanical equipment) that is neither an Addition nor a Repair.

When a project includes an Alteration, only the building feature(s) associated with the Alteration must meet the Energy Code. Other existing building features are not required to meet the Energy Code.

Repairs: The reconstruction or renewal for the purpose of maintenance of any component, system, or equipment of an existing building and cannot increase the preexisting energy consumption of the repaired component, system, or equipment.

When an altered or replaced building feature is not considered an Alteration by the Energy Code, it will typically not be subject to the Energy Code if the replaced or repaired component uses no more energy than the existing building feature.



What is Required by the Energy Code?

Table 2: Energy Code Requirements by Building Feature

Building Feature	Newly Constructed Building §§150.0 and 150.1(c)	Addition §§150.0 and 150.2(a)	Alteration §§150.0 and 150.2(b)
Envelope Roofing material, opaque surfaces including roofs, walls and floors, windows, and doors associated with spaces that are heated and/or cooled	<ul style="list-style-type: none"> ★ Prescriptive: All envelope features must meet or exceed Prescriptive requirements ★ HERS/ECC verified Quality Insulation Installation (QII) 	<ul style="list-style-type: none"> ★ Prescriptive: Only the envelope features associated with the Addition must meet or exceed Prescriptive Addition requirements ★ HERS/ECC verified Quality Insulation Installation (QII) depending on size of Addition 	<ul style="list-style-type: none"> ★ Prescriptive: Only the envelope features that are being altered must meet or exceed Prescriptive requirements for Alterations
Mechanical Heating, cooling, ventilation, and water-heating systems including the equipment and distribution systems	<ul style="list-style-type: none"> ★ Prescriptive: All mechanical features must meet or exceed Prescriptive requirements including heat pump space and water heating equipment requirements ★ HERS/ECC verified measures will apply 	<ul style="list-style-type: none"> ★ Prescriptive: Only the mechanical features associated with the Addition must meet or exceed Prescriptive Addition requirements ★ HERS/ECC verified measures will most likely apply 	<ul style="list-style-type: none"> ★ Prescriptive: Only the mechanical features that are being altered must meet or exceed Prescriptive requirements for Alterations ★ HERS/ECC verified measures will most likely apply
Electrical Permanently installed indoor lighting and outdoor lighting attached to a building	<ul style="list-style-type: none"> ★ Mandatory: All lighting features must meet or exceed Mandatory requirements ★ Electric Readiness requirements will apply if any gas space heating, water heating, cooktop, or clothes dryer is being installed 	<ul style="list-style-type: none"> ★ Mandatory: All lighting features of the Addition must meet or exceed Mandatory requirements ★ Electric Readiness requirements apply if a new gas water heater is installed to serve the Addition 	<ul style="list-style-type: none"> ★ Mandatory: All altered lighting features must meet or exceed Mandatory requirements ★ There are no electric readiness requirements for Alterations
Photovoltaic (PV) Systems	<ul style="list-style-type: none"> ★ Prescriptive: Prescriptive PV system requirements must be considered 	<ul style="list-style-type: none"> ★ There are no PV requirements for Additions 	<ul style="list-style-type: none"> ★ There are no PV requirements for Alterations
Battery Energy Storage System (BESS)	<ul style="list-style-type: none"> ★ Performance: BESS are not required to be installed, but can be used for Performance Approach flexibility ★ BESS readiness requirements will apply if no BESS is installed 	<ul style="list-style-type: none"> ★ There are no BESS and BESS readiness requirements for Additions 	<ul style="list-style-type: none"> ★ There are no BESS and BESS readiness requirements for Alterations

Note: Using CEC approved software, the **Performance Approach** can be used for flexibility **with Prescriptive measures but can never be less than Mandatory requirements**. Prescriptive measures set the “baseline” compliance budget when using the Performance Approach. Any features that are not meeting Prescriptive requirements will need to have enough energy compliance savings to offset the penalty of not meeting Prescriptive measures.

Summary of Compliance Documentation Process

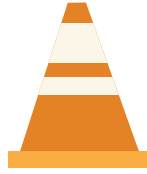
Permit Submittal



Certificates of Compliance

Supports how the design meets the Energy Code by the **design team** and must be incorporated into the permitted drawing package

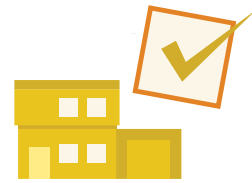
Construction



Certificates of Installation

Supports installed building features by the **Contractor** are equal or better than required by the Certificate of Compliance

Testing & Verification



Certification of Verification

Requires certain installed features to be Energy Code Compliance (ECC) verified (formerly known as HERS) by a **third party HERS/ECC Rater(s)**

Pro Tip: Touch base with the local building department about your project sooner rather than later!



For More Information

energycodeace.com

Your "one-stop-shop" for no-cost tools, training, and resources to help you comply with California's Building Energy Efficiency Standards (Title 24, Part 6) and Appliance Efficiency Standards (Title 20).



Scan me
to view all of our
other NO-COST
resources online!



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