

# MA Stretch Code Update & New Specialized Code

**DOER Overview for Newton City Council**

**February 15, 2023**

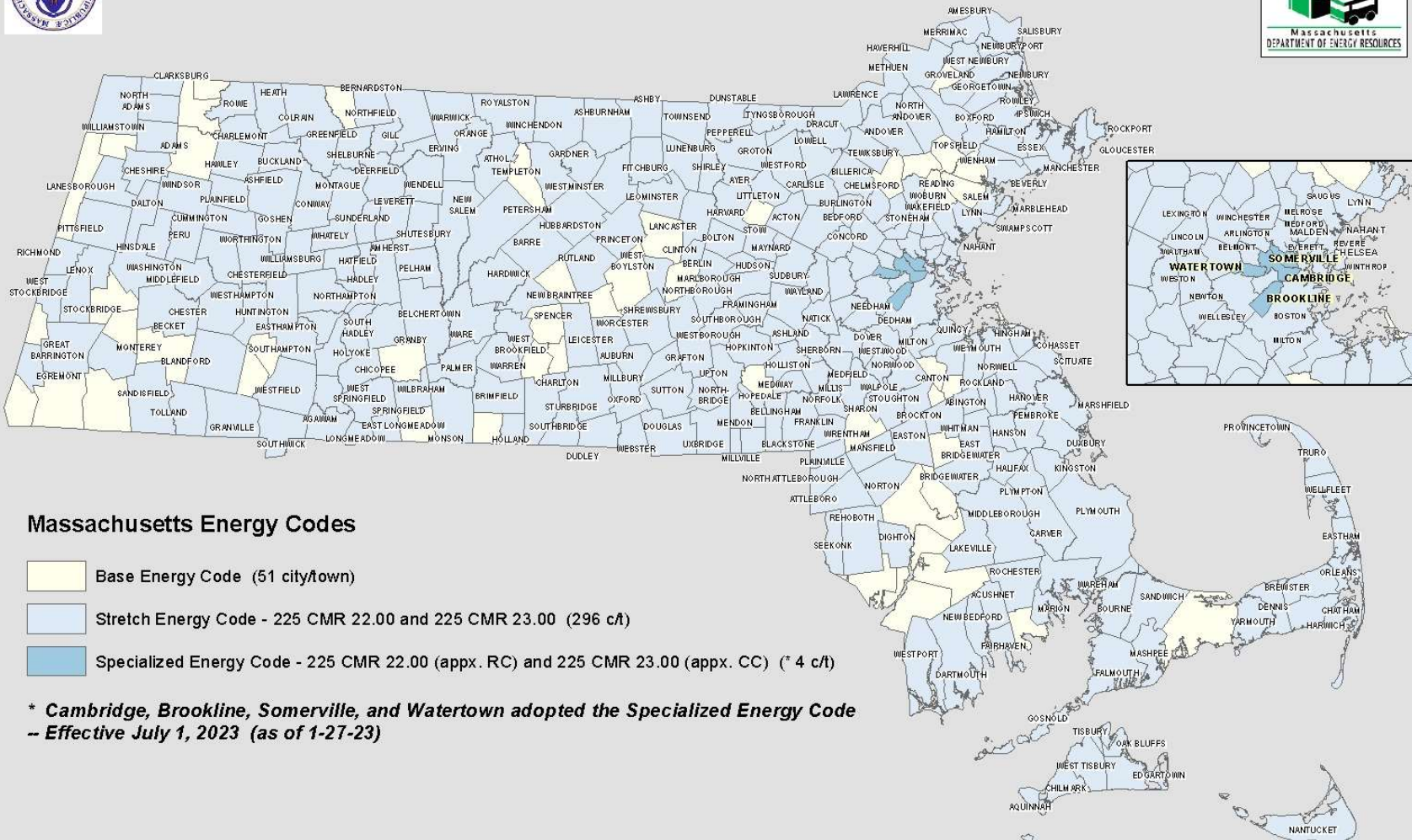
**Ian Finlayson**

## Policy Context for Building Energy Codes

---

- 2030 Massachusetts legal limit is at least 50% reduction in GHG from 1990
- Stretch code for Energy Efficiency
  - 'All cost-effective EE' required by 2008 Green Communities Act
- Specialized code for GHG reduction
  - Specialized code required by 2021 Climate Roadmap Act
- 10 community fossil-fuel free demonstration program
  - 2022 Clean Energy and Offshore Wind Act

# Massachusetts Building Energy Code Adoption by Municipality



## Massachusetts Energy Codes

- Base Energy Code (51 city/town)
- Stretch Energy Code - 225 CMR 22.00 and 225 CMR 23.00 (296 c/t)
- Specialized Energy Code - 225 CMR 22.00 (appx. RC) and 225 CMR 23.00 (appx. CC) (\* 4 c/t)

**\* Cambridge, Brookline, Somerville, and Watertown adopted the Specialized Energy Code – Effective July 1, 2023 (as of 1-27-23)**

## Base, Stretch, and Specialized – 3 Options

---

### **Base Code (IECC 2021)**

- **51 communities**

10<sup>th</sup> Edition MA code  
from BBRS:

**Effective date:  
Estimate Jan 2024**

### **Stretch Code (2023 update)**

- **300 communities**

**Effective dates:**

**Residential : Jan 2023**

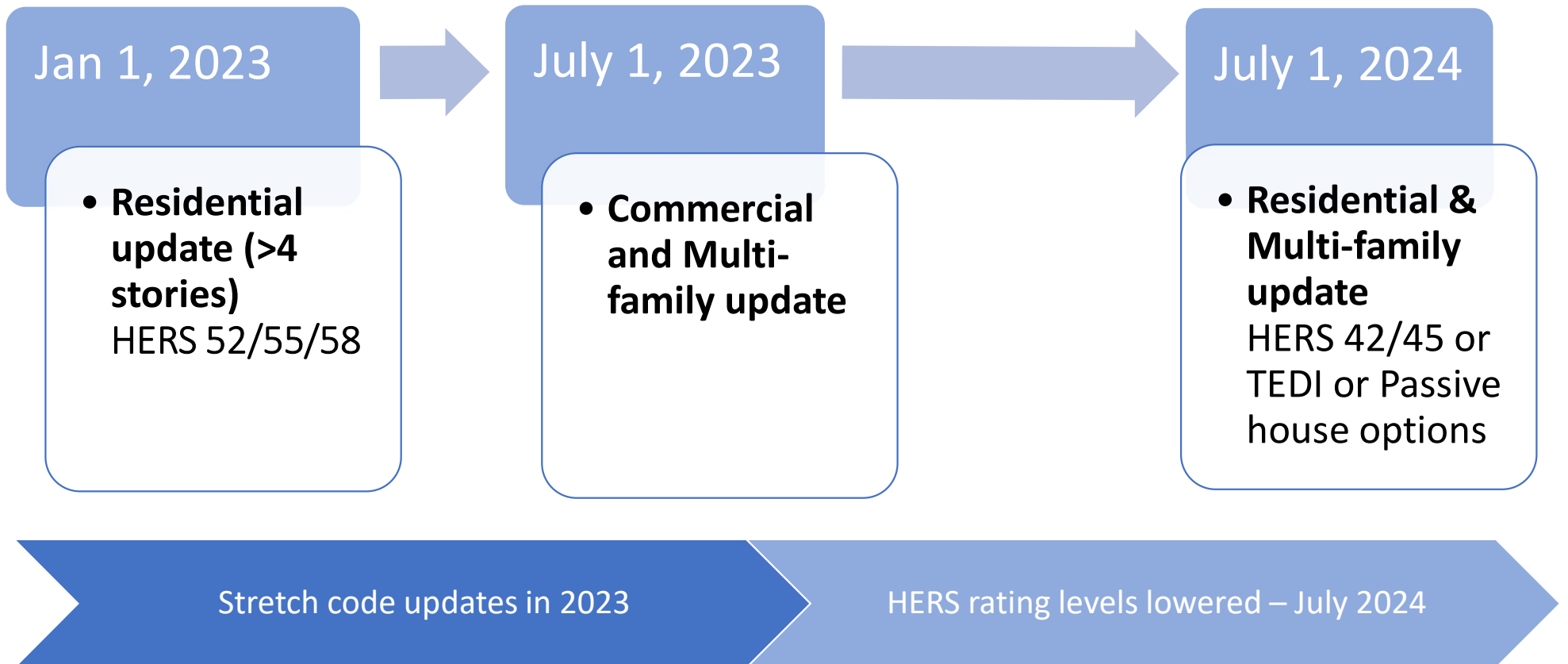
**Commercial: July 2023**

### **Specialized Code ("Net-Zero")**

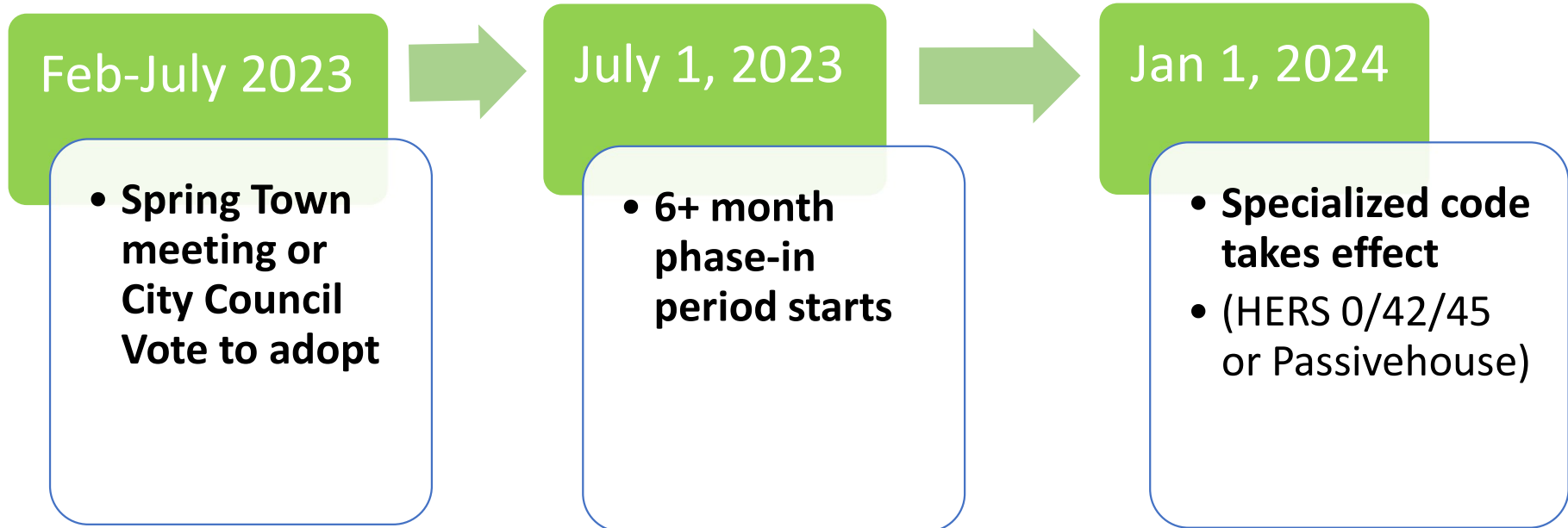
- **4 communities  
(to date)**

**Effective date:  
Jan 1<sup>st</sup> or July 1<sup>st</sup>  
Recommend 6-11  
months after  
Town/City vote**

## Timeline: Stretch code update



## Specialized local adoption – Recommended timeline



4 early adopter Cities effective July 1, 2023

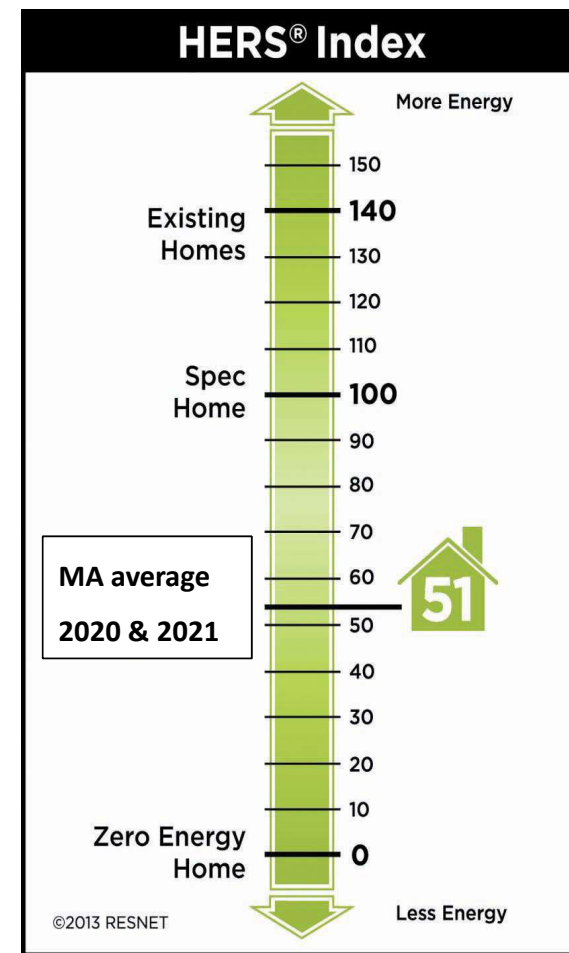
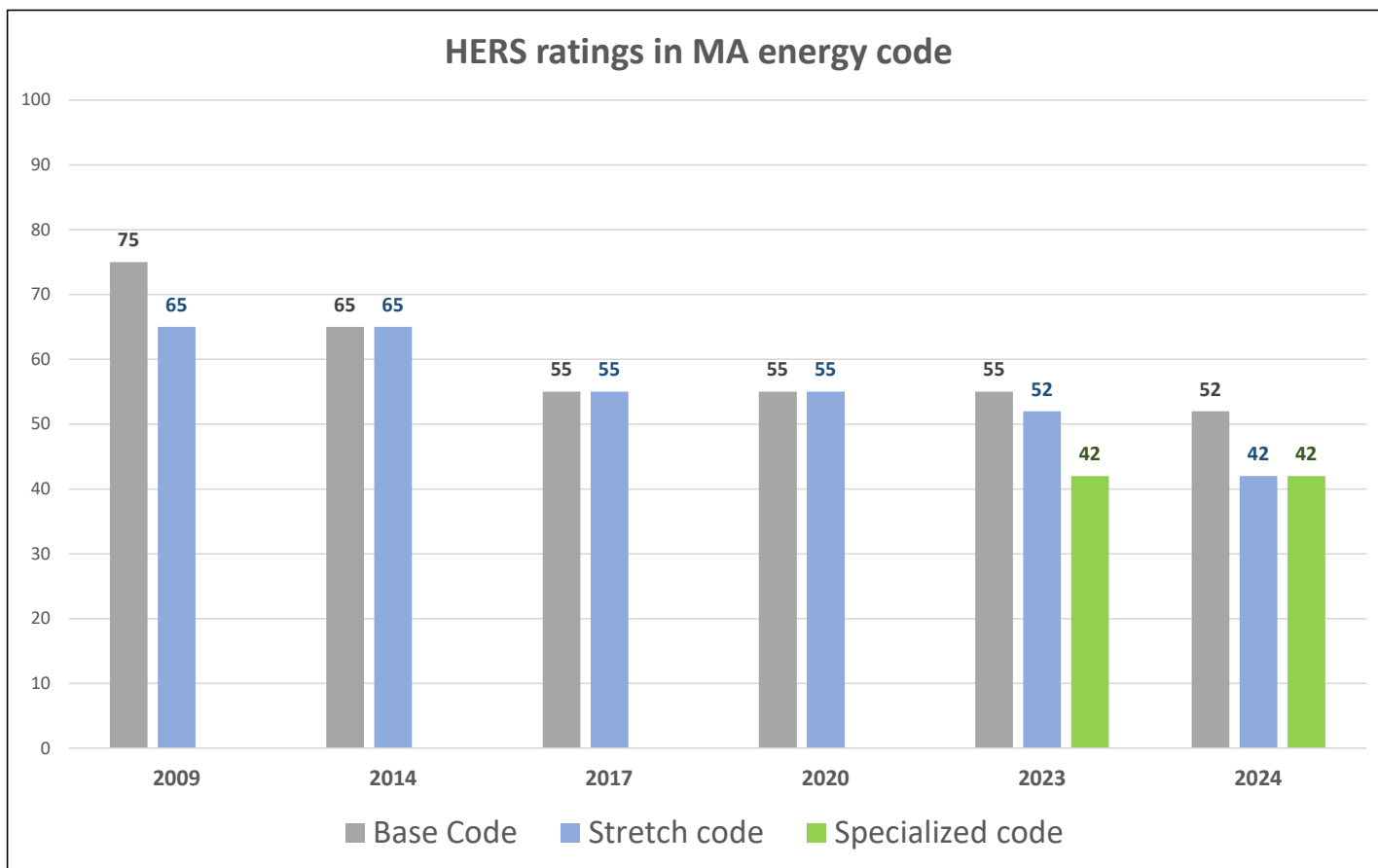
Next group adoption effective Jan 1, 2024



# RESIDENTIAL

## Low Rise & Multi-family

# (Simplified) History of HERS ratings in MA energy code





## Specialized vs Stretch code – what’s different?

### Residential Buildings:

Building Type	Fuel Type	Stretch code (July 2024)	Specialized Code (Jan 2024)
Residential low-rise (up to 3 stories)	All Electric	HERS 45	HERS 45
	Mixed Fuel	HERS 42	HERS 42 + Solar PV (4kw) + wiring for electrification HERS 0 (42) over 4,000 sf/home
Multi-family (4+ stories & over 12,000 sf)	All Electric	HERS 45 or TEDI or Passivehouse	Passivehouse
	Mixed Fuel	HERS 42 or TEDI or Passivehouse	Passivehouse + wiring for electrification

## Residential: HERS for Large Additions & Alterations

- Note: Most additions and alterations don't trigger these HERS ratings

### Large Additions, Level III Alterations and Change of Use - Over 1,000 sf

On-site Fuels used	Max. HERS index (before solar credit)	
	2017-2022 <b>optional</b>	2023 onwards <b>required</b>
Mixed-fuel	HERS 65	HERS 52
Mixed-fuel & Solar	HERS 70	HERS 55
All-Electric	HERS 70	HERS 55
All-Electric & Solar	HERS 75	HERS 58

- Additions over 1,000 sf **Or** greater than 100% of existing CFA
- Alterations over 1,000 sf **&** greater than 50% of existing CFA
  - Includes basement or attic unconditioned to conditioned space change



# COMMERCIAL BUILDINGS

## Key Changes to Commercial Stretch Code

---

### Current Stretch Code

Mandates site energy  
10% reduction

Buildings over 100,000-sf  
Base code for additions or  
alterations

Replaced with



### New Stretch Code

Focus on heating and  
cooling demand reduction

Significant fossil fuel  
reductions

all building sizes  
Includes additions &  
alterations

## Other Key Modifications vs. Base code

---



***Envelope backstop***

***Add'l stringency***



***Tenant spaces***

***Treated like new construction***



***Electrification of space heating***

***Highly ventilated: partial***

***Highly glazed: full***



***Mixed-use***

***Treat each use independently***



***EV ready parking***

***Wire 20% of new Business & Residential spaces***

***Wire 10% of spaces for other uses***

## Specialized vs Stretch code – what’s different?

### Commercial Buildings:

Building Type	Fuel Type	Stretch code (July 2024)	Specialized Code (Jan 2024)
Schools, Offices, Municipal buildings	All Electric	TEDI or Passivehouse	TEDI or Passivehouse
	Mixed Fuel	TEDI or Passivehouse	TEDI or Passivehouse + wiring for electrification + Solar PV
Other Commercial (over 20,000 sf)	All Electric	ASHRAE or TEDI or Passivehouse	ASHRAE or TEDI or Passivehouse
	Mixed Fuel	ASHRAE or TEDI or Passivehouse	ASHRAE + Solar or TEDI + Solar or Passivehouse + wiring for electrification

# Solar PV in Specialized code

- Required:
  - Using Fossil fuels
  - Using Net Zero path
- Optional:
  - All-electric building
- Exceptions for shaded sites  
can reduce min. size



## Increased Incentives for builders & developers

---

- All-electric homes are generally cheaper to build  
Heat Pump replaces both Central A/C + Furnace
- Mass Save incentives for 1-4 unit all-electric homes  
\$15,000 for HERS 45 single-family  
\$25,000 for HERS 35 / Passive House single-family
- Mass Save incentives for multi-family Passivehouse  
\$3,000 per unit plus design study funding
- Federal IRA:  
45L tax credit: \$2,500 or \$5,000/home (aligned with HERS)  
179D tax credit: up to \$6/sqft for commercial & multi-family  
<https://www.masssave.com/saving/residential-rebates/all-electric-home>  
<https://www.masssave.com/saving/residential-rebates/passive-house-incentives>



## Improved Life Cycle Cost

*Our 2021 study team (below) found that reducing energy demand:*

- Lowered Lifecycle cost for all building types
- Lowered first cost for some building types

<https://www.mass.gov/lists/stretch-energy-code-development-support-documentation>



*Demand reduction means less equipment and equipment elimination*

# Specialized Code: Adoption process & Timeline

Adoption Process: Similar to the Stretch code

- Warrant article
- Town Meeting Bylaw vote or City Council vote

Timeline: Published in State Register – Dec 2022

- Town meeting / city council vote
- Effective date: Jan 1, or July 1
- recommend 6-12 months



## ANNUAL TOWN MEETING 2020 Warrant Article Guide

### ARTICLE 1: TOWN REPORTS

Through this article, the Town accepts the reports of many departments and committees for the previous calendar year.

### ARTICLE 2: OPERATING BUDGET

This article approves the operating budget for the Town, Salbury Public Schools, and South Salbury Regional High School for the year beginning July 1, 2020. The budget includes operational, contractual, services, goods and debt payments. For further information on the budget visit the warrant and town Manager's Proposed FY20 Budget: <https://www.townofsalbury.com>

### ARTICLE 3: CAPITAL BUDGET

This article authorizes capital needs for the fiscal year and shall be used to fund the capital program.

Questions?

---

Contact DOER:

---

[Stretchcode@mass.gov](mailto:Stretchcode@mass.gov)

---

Paul Ormond

---

Ian Finlayson